

TO LET

Former Garage / Professional Offices
Myton Road
Leamington Spa • CV31 3NY

- Self-contained, high-profile site.
- Fully fitted, air conditioned, internal partitioning.
- Suitable for variety of occupiers and uses (subject to potential planning consent).

• Accommodation Available:

**Ground Floor Area –
1,291 sq ft (120 sqm)**

Plus c. 12 Car Parking Spaces

Rent £40,000 per annum



Location

The property is located on the very busy Myton Road adjacent to the junction with Princes Drive, Old Warwick Road and Europa Way, on one of the principal accesses into Royal Leamington Spa.

The property is accessed via a purpose-built feeder road from Myton Road and is located between B&Q DIY Store and 3 retail warehouse units, one occupied until recently by Bensons for Beds and the other two by Dreams The Bed Specialist and Pets at Home.

The property is close to Leamington Retail Park where occupiers include J Sainsbury's, Boots, Next, Halfords, The Range, JD Sports, TK Maxx, Five Guys and KFC, amongst others.

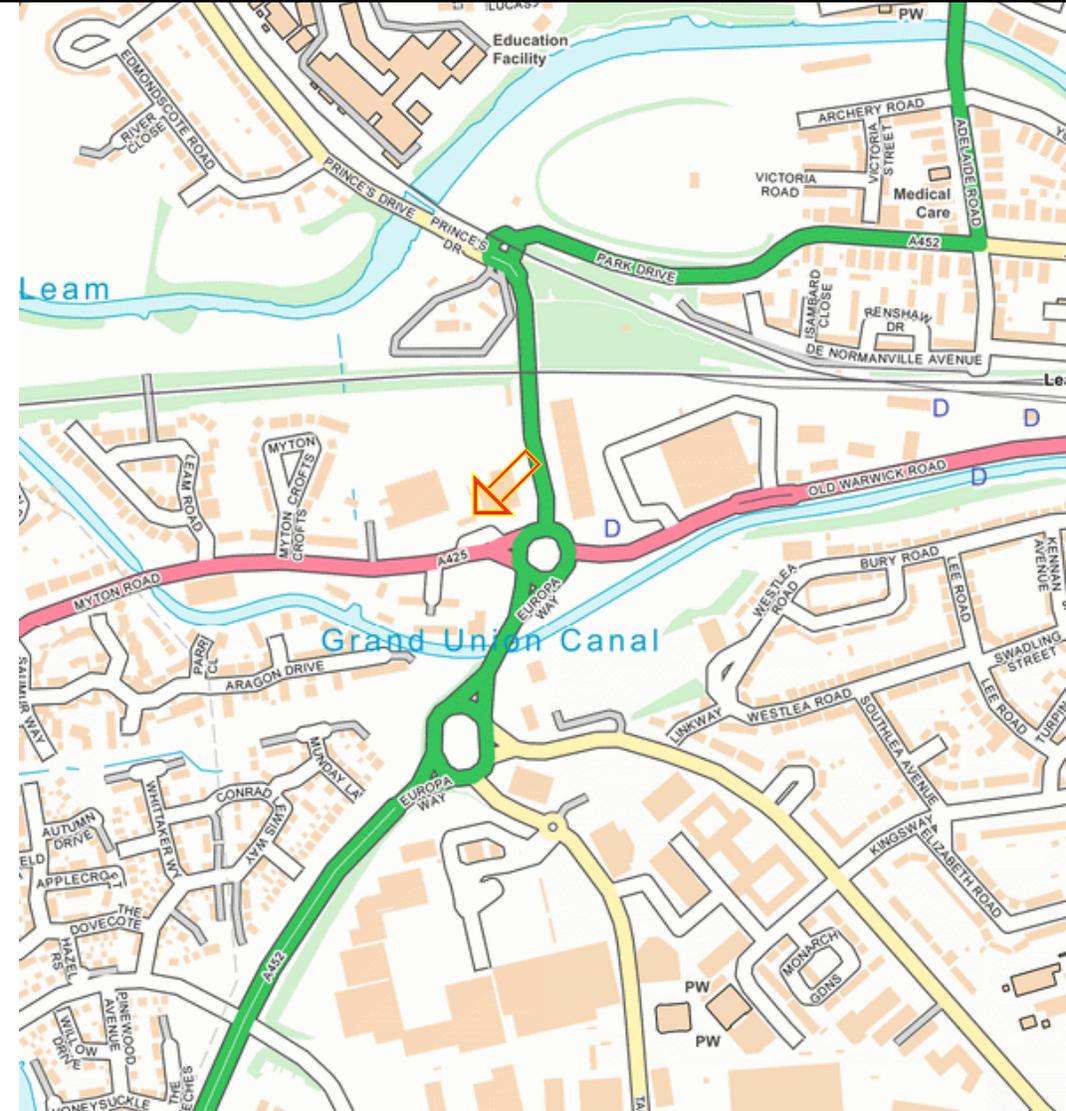
The property occupies one of the most high-profile locations on the access from the M40 to Royal Leamington Spa.

Description

The property comprises:-

- Single storey building of brick construction with clad roof.
- Sliding double glazed front windows, air conditioning.
- Partitioned offices, 2 separate WC's, separate kitchenette facility and lockable store.
- Open plan office accommodation with solid ground floor, inset electrical points and inset lighting to the ceiling, built in cupboards.
- Forecourt with parking for up to 12 cars.

Accommodation	Sq Ft	Sq M
Ground Floor - gross internal dimension - 20m x 6m (see attached plan)	1,291 sq ft	120 sqm





Services

We understand that all mains services are connected or available for connection to the property however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

Most recently, planning consent was granted for chartered surveyors / estate agents offices within Class A2 of the former Town & Country Planning Act. The agents consider the premises as being suitable for a variety of quasi retail uses, subject to planning consent being obtained.

History

For many years the premises was used as a car showroom and since 2019 has been utilised by a local estate agent.

EPC

D94 - A copy can be made available upon request.

Business Rates

Rateable Value: £26,750 (2026 List)
Rates Payable: £11,556 per annum

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Tenure

The premises are available on a new 5 year full repairing and insuring lease at an initial rental of **£40,000 per annum**. The lease will be OUTSIDE the protection of the Landlord & Tenant Act 1954. The property is NOT elected for VAT purposes.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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