



Wareing & Company
Commercial Property Experts

TO LET

Ground Floor
Retail Unit may
also be suitable
for F&B related
uses.



89 Warwick Street, Leamington Spa, CV32 4RJ

423 sq ft (40 Sq M)
Rent ex. VAT **£26,000 p.a.**



Property Highlights

- » Sought after Town Centre Location – Well established retail pitch.
 - » Well Presented Ground Floor premises with modern shopfront.
 - » Efficient Floorplate Layout with Services to rear.
 - » Planning User Class E.
 - » Air Conditioning & LED Lighting.
 - » EPC – B41.
 - » Available Immediately on new lease.
 - » Quoting Rent: £26,000 Excl.
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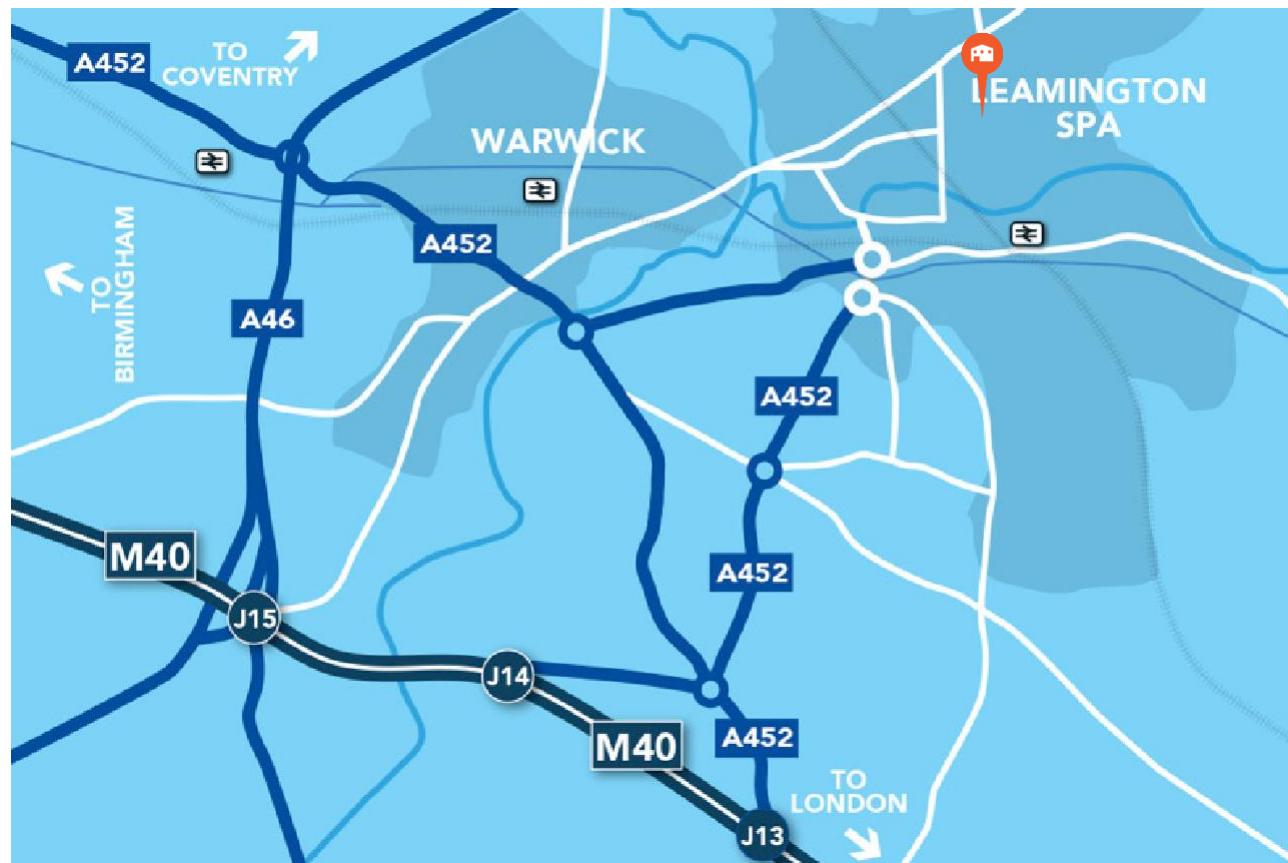
Location

89 Warwick Street occupies a prominent mid-terrace position on the northern side of Warwick Street, one of Leamington Spa's principal retail thoroughfares. The property sits within the town centre, approximately 150 metres west of The Parade, forming part of the established retail circuit linking Regent Street and the Royal Priors Shopping Centre.

The surrounding area comprises a mix of national and independent retailers, cafés, bars and service operators, generating steady pedestrian activity throughout the day. Nearby occupiers include fashion, lifestyle and food-led businesses, reflecting the street's established role within the town's retail and leisure offer.

Warwick Street benefits from wide pavements, good visibility and strong frontage, with consistent footfall from shoppers moving between the Royal Priors, The Parade and the western end of the town centre. The property is easily identifiable within a traditional Regency terrace typical of central Leamington Spa.

The location offers convenient access to public transport and town-centre parking, with several short-stay car parks within walking distance. The area is well connected to the wider South Warwickshire catchment, supporting a broad customer base for retail and leisure occupiers.



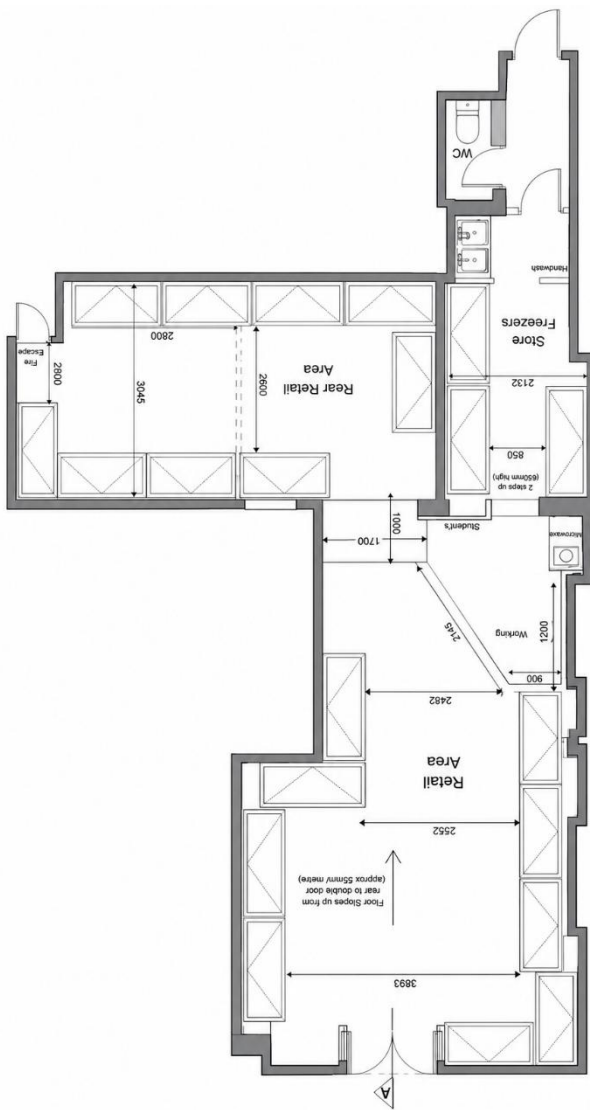


Description

- Ground floor retail unit — set within a mid-terraced, three-storey mixed-use building
- Traditional brick construction with painted façade in Regency styling
- Retail frontage with modern glazed shopfront
- Solid floors throughout
- Rear service access
- Suspended ceiling incorporating LED lighting panels
- Integrated air-conditioning
- LVT commercial-grade flooring
- Office Area
- WC facility
- Teapoint / kitchenette
- Overall Shop Depth 12.14m Shop Width (frontage) 5.32m

Accommodation

Space	sq ft	sq m
Retail unit	423	40







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Services

We understand that mains electricity, water and drainage are connected 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

We understand that the property has the benefit of planning permission for User Class E (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456536

EPC

B41 - A copy can be made available upon request.

Business Rates

Rateable Value: £17,500

Rates Payable: £7,525

Lease Terms

The property is available on a new effective full repairing and insuring lease by virtue of a contribution to external buildings maintenance for a term to be negotiated

Quoting rent **£26,000** per annum exclusive of Business rates and all other outgoings.

The property is NOT elected for VAT purposes.

Legal Costs

Each Party will meet their own legal and professional costs.

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.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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