



TO LET

**52 Warwick Street
Leamington Spa
CV32 5JS**

Ground Floor
Self Contained Unit

2,195 sq ft (203.92 sq m)

HOLT.
COMMERCIAL

FEATURES

SAT NAV CV32 5JS

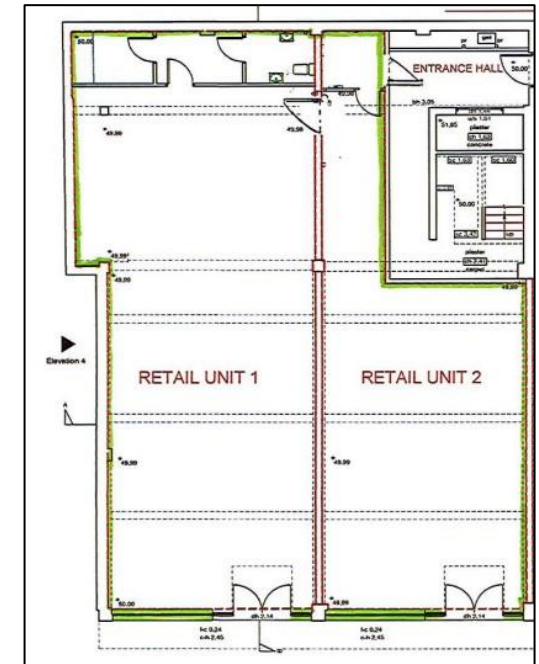
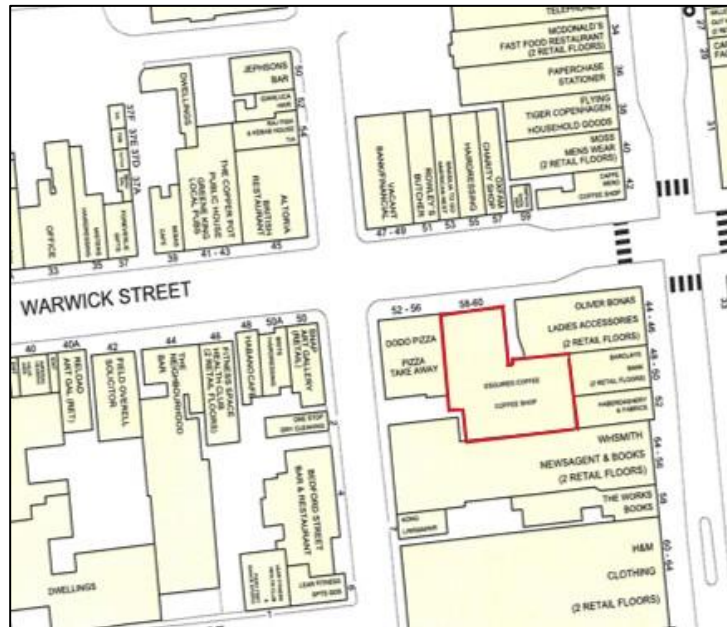
- Excellent Prime Town Centre location
- Flexible open plan layout
- Retaining infrastructure from former Esquires Coffee
- Class E (restaurant/café) with opportunity of retail, hospitality or service based uses
- Ground floor self contained unit
- Surrounded by major brands

Location

The property occupies a highly prominent position on the south side of Warwick Street, just 145ft (45m) from the Parade, Leamington Spa's prime retail thoroughfare. It boasts an impressive frontage to Warwick Street with a return on Bedford Street, maximising visibility to passing footfall and traffic. This stretch of Warwick Street is home to a strong mix of national brands and independent operators, with nearby occupiers including Boots, Caffe Nero, Oliver Bonas, Barclays and the rear entrance of Tesco Metro via Tavistock Street. The areas blend of retail, café and service uses ensures consistent daytime trade.

Warwick Street is also recognised as one of Leamington Spa's key nightlife destinations, hosting popular bars and venues such as The Copperpot, Jephsons Bar, Altorra, The Neighbourhood and Clink. This vibrant evening economy provides additional footfall and makes the location especially attractive for Class E leisure operators seeking both daytime and evening custom.

Royal Leamington Spa is an affluent Warwickshire town with a diverse catchment of residents, students, professionals and tourists. Known for its high quality independents alongside established high street bands, the town benefits from strong AB demographics, a thriving food and drink scene and excellent transport connections to Birmingham, Coventry and London, all of which underpin demand for high-quality retail and leisure space.



Description

The property comprises a prominent ground floor, self contained commercial unit, occupying a highly visible position on Warwick Street in the heart of Royal Leamington Spa's retail and leisure district.

Access is via a dedicated entrance fronting Warwick Street, with the unit benefitting from an extensive frontage, maximising brand exposure to steady pedestrian and vehicular traffic.

Predominantly open plan, the space offers a versatile trading area suitable for a variety of retail and leisure uses, including restaurants and cafés. Most recently occupied by Esquires Coffee, the premises retain the existing café infrastructure, WC facilities and rear servicing, allowing incoming operators to benefit from reduced fit out time and cost.

The unit forms part of the former Co-Operative department store building, whose upper floors have been converted to residential accommodation with separate access to the rear.

This is a rare opportunity to secure a well located, highly adaptable unit in one of Leamington Spa's busiest commercial locations, surrounded by strong national and independent operators.

Accommodation

The accommodation extends to approximately 2,195 sq ft (203.92 sq m) GIA

Services

We understand that mains services are connected or available to the site. Interested parties are advised to satisfy themselves that this is the case and that they are in good working order.

Planning

We understand that the property has the benefit of planning permission for Use Class E including restaurant and café uses. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department 01926 456760.

Tenure

The property is available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

Rent

£45,000 per annum exclusive

Service Charge

A service charge will be levied to contribute towards the cost of communal and external upkeep and maintenance.

Business Rates

Rateable Value (April 2023): £65,500

VAT

We are advised that VAT is applicable.

Energy Rating

A24. EPC available upon request.



Anti Money Laundering Regulations

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful party to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the lessee.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Further Information

Should you require further information or wish to arrange to view please contact the agents:

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