



# TO LET

## 8A Regent Street

Leamington Spa • CV32 5HQ

- Ground Floor Lock shop
- Prominent double frontage
- Arranged over Ground floor
- Available Immediately On New Lease
- Excellent Town Centre location
- Short Stay On-Road Parking
- Accommodation Available:

**272 sq ft (25.26 sqm)**

**Rent £10,000 PAX**

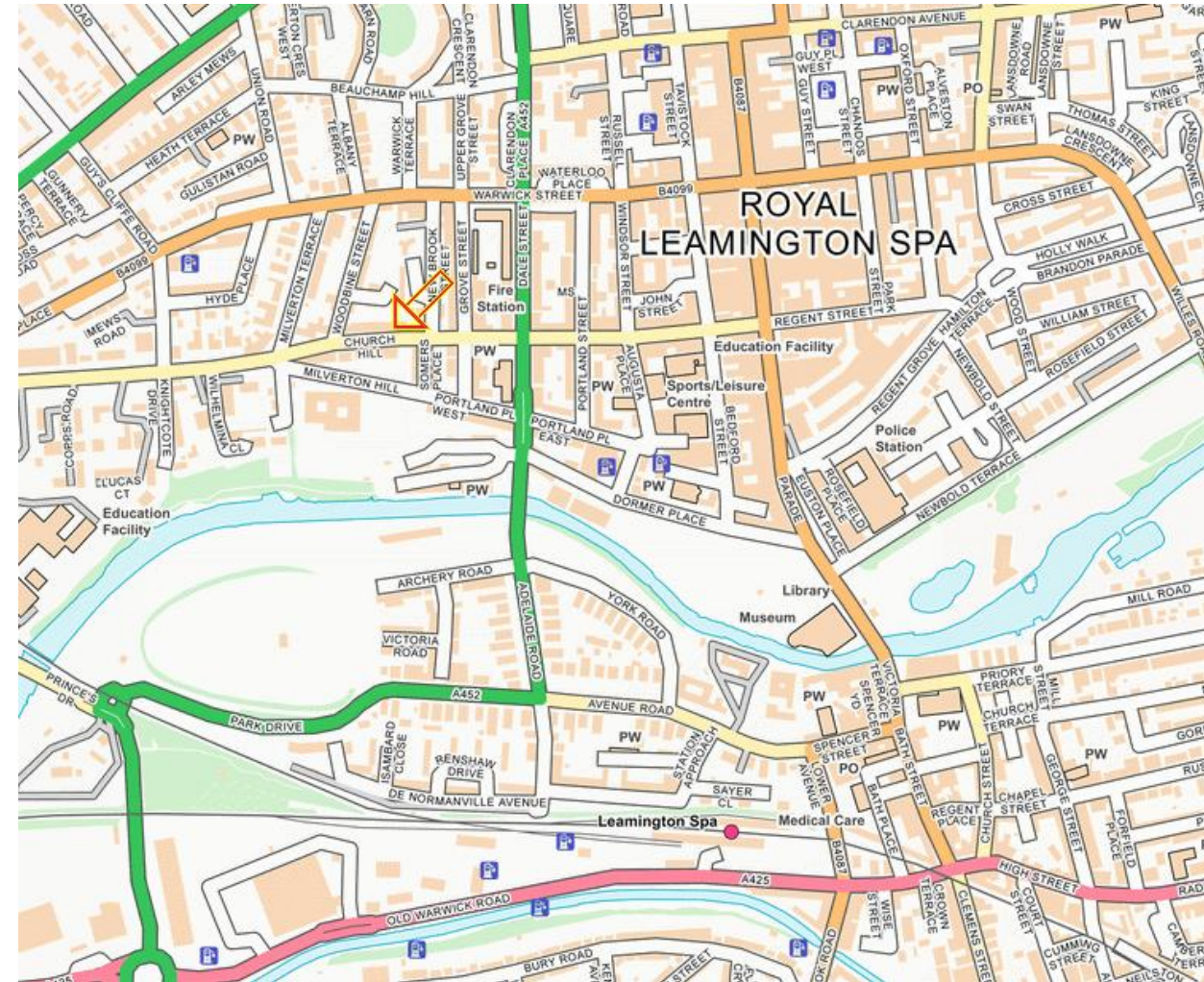
## Location

8A Regent Street occupies a prominent position on one of Leamington Spa's established secondary retail streets, forming part of a well-known link between the town centre and the surrounding residential neighbourhoods. Regent Street is characterised by a diverse mix of independent traders, specialist boutiques, cafés, and service-led operators, creating a lively and distinctive environment that appeals to local shoppers and destination visitors alike.

The street benefits from steady footfall throughout the day, supported by nearby offices, leisure uses, and the strong residential catchment that surrounds the town centre. Leamington Spa itself is an affluent and thriving Regency town with a broad demographic and strong spending power, drawing customers from across Warwickshire and the wider Midlands.

The property is well connected, with public car parks within walking distance and regular bus routes serving the area. Leamington Spa railway station is also accessible on foot, providing direct links to Birmingham, Coventry, and London. The wider road network, including the A46 and M40, is easily reached, making the location convenient for both customers and staff.

Regent Street's blend of character, accessibility, and consistent local activity makes it an attractive trading environment for small shop operators looking to establish a presence in a sought-after and well-supported town centre setting.





## Description

Situated on the secondary section of Regent Street, the property offers retailers an affordable opportunity to establish a presence within one of Leamington Spa's most recognisable town-centre locations. The street benefits from steady local footfall and a strong mix of independent operators, creating a trading environment well suited to niche, service-led, or destination-style retail.

The unit's double frontage provides valuable visibility to passing pedestrians and vehicles, allowing occupiers to create an attractive shopfront and clear brand presence. Internally, the open-plan layout offers straightforward, flexible space that can be adapted to a variety of retail formats, from boutique and lifestyle concepts to specialist services.

Regent Street's characterful architecture and blend of occupiers give the area a distinctive feel, appealing to operators looking for a setting with personality rather than a prime high-street pitch. The location is supported by nearby public parking and easy pedestrian links to The Parade, ensuring convenient access for customers.

For retailers seeking a cost-effective town-centre unit with strong visibility and adaptable accommodation, 8a Regent Street represents a compelling option. Its Class E designation broadens its suitability, making it attractive to a range of occupiers including beauty, wellness, professional services, and independent retail.

Rough dimensions 5.4m x 5m (into the Bay)

## Accommodation

Floor	Size (Sq Ft)	Size (Sq M)
Ground	272	25.26

## Services

We understand that all mains services are either connected or are 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

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## EPC

A copy can be made available upon request.

## Business Rates

Rateable Value: £5,600

Rates Payable:

Subject to occupier status, it is believed that most occupiers will benefit from 100% small business rates relief.

## Tenure

The property is available by way of a new internal repairing and insuring lease by for a term to be agreed.

## Rent

£10,000 Per Annum excl.

## VAT

Please note that all figures are quoted exclusive of VAT which will not be applicable.

## 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.

## Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS

T 01926 430700

E [Jon@wareing.co](mailto:Jon@wareing.co)



## Wareing & Company

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