

# For Sale

**17 Trinity Street**

Leamington Spa • CV32 5RH

- Detached former Coach House.
- Available Freehold.
- Well positioned within short walk from Parade, the main Trading Street.
- Accommodation Available:

**Internal Floor Area - 2,040 sq ft  
(190 sqm)**

**Offers in Excess of £350,000  
are invited for the Freehold  
with Vacant Possession**



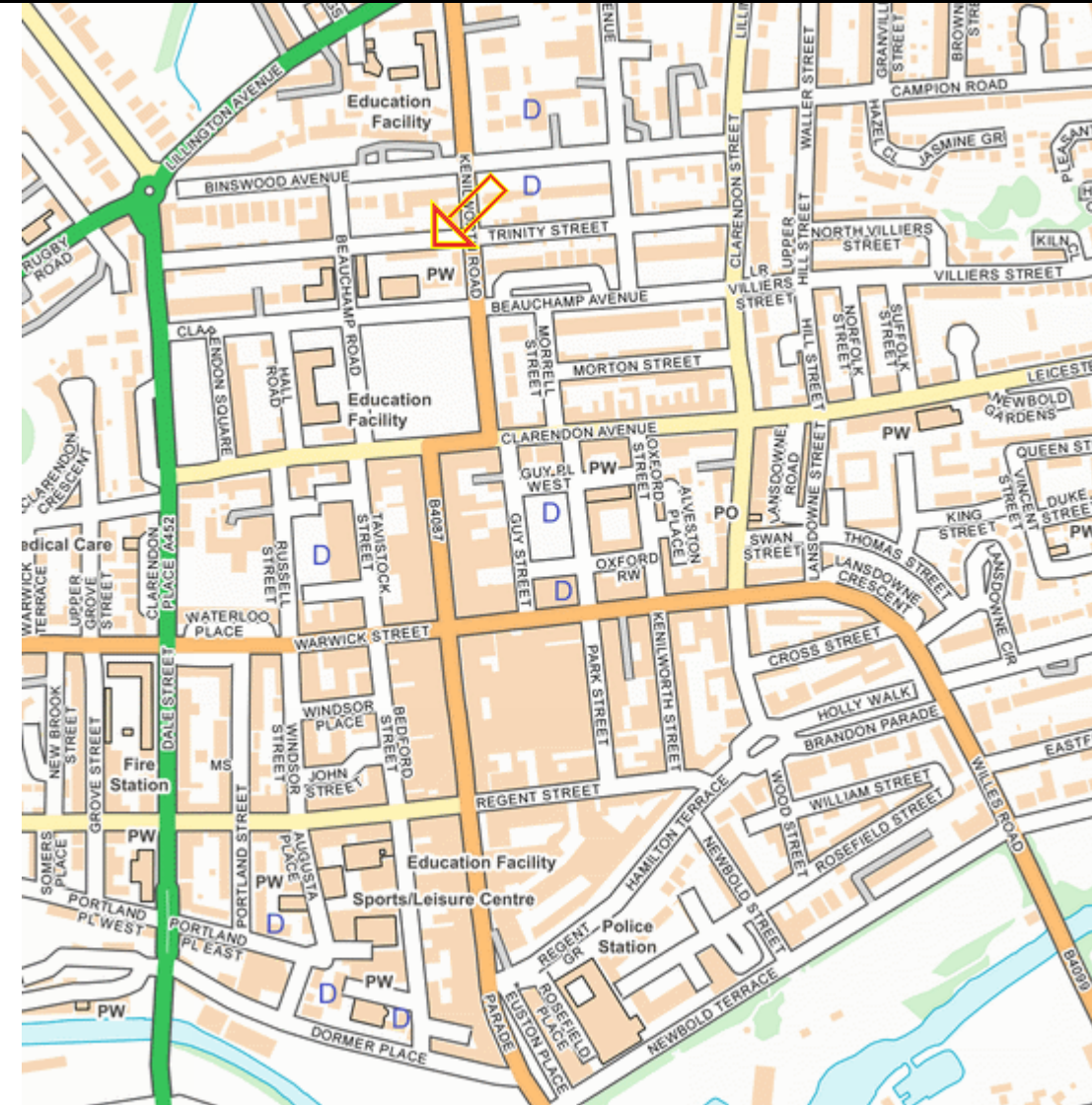
### Location

The property is located on the north side of Trinity Street, a short distance to the west of Kenilworth Road, the principal access road into the Town Centre of Royal Leamington Spa. It is located a short distance north of Parade, the main trading street in a predominantly residential area but with the adjoining Holy Trinity Church Hall and Kingsley School a short distance away.

Time limited on street car parking is permitted and the property formerly had direct vehicular access into the ground floor premises.

### Description

The property comprises a 2 storey brick and tile dual pitched construction with single storey rear projection located at the rear of residential properties that front Beauchamp Avenue. The building is shown by red edging on the attached Ordnance Survey Extract. It is rendered with external painted elevations, pedestrian and potential vehicular access to the ground floor and separate external door leading to staircase to the first-floor office suite.



Accommodation	Sq Ft	Sq M
Ground Floor - Former Sales Area 9.366m x 13.9m	1,401 sq ft	130 sqm
The property is divided into various sales areas with suspended ceiling and roller doors to the front elevation and WC.		
First Floor – External door to staircase leading to first floor landing with WC off. Office 1 - 4.3m x 5.03m, Office 2 - 4.6m x 3.3m, Office 3 - 4.3m x 2.75m, Office 4 - 4.3m x 2.8m Total First Floor Area	639 sq ft	59.4 sqm
<b>Total</b>	<b>2,040 sq ft</b>	<b>189.40 sqm</b>



### Services

We understand that all mains services 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 property has gas fired central heating.

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.

### History

The property was used many years ago as a building contractors base and, most recently, for many years as a retail storage and office building for a tile and bathroom company.

### Business Rates

Rateable Value: £9,700 (2026 List)

Subject to occupier status, tenants may be entitled to full Small Business Rates Relief.

### 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 property is for sale freehold with vacant possession.

### Price

**Offers in excess of £350,000** are invited for the property.  
The property is NOT elected for VAT purposes.

### EPC

D93 - A copy can be made available upon request.

### Legal Costs

Each Party will meet their own legal and professional costs.

### Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS  
T 01926 430700 • M 07736 809963  
E [jon@wareing.co](mailto:jon@wareing.co)



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