

# TO LET

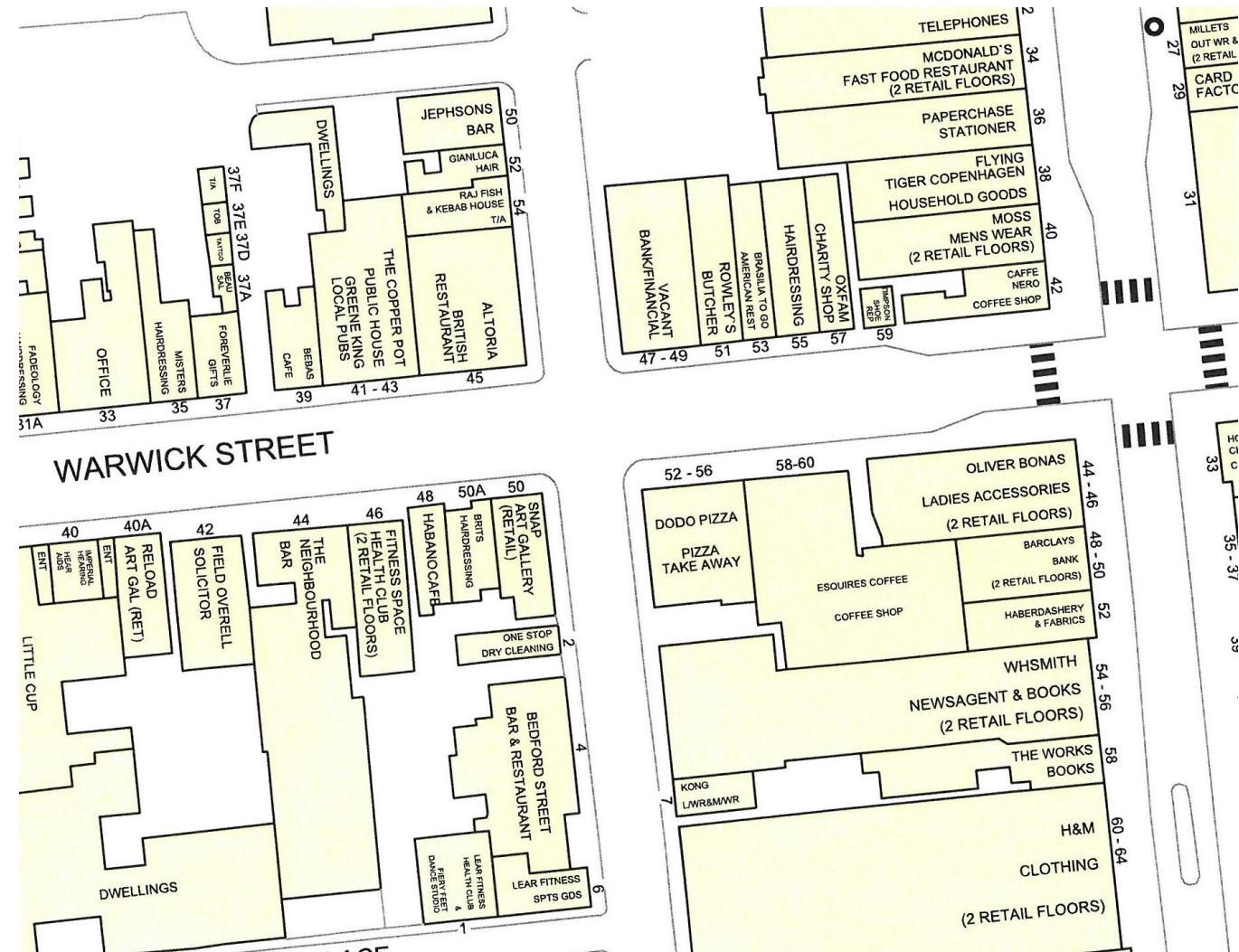
## 45 Warwick Street

Leamington Spa • CV32 5JX

- Prime corner position in Leamington Spa town centre with dual frontage to Warwick Street and Tavistock Street.
- Ground floor self-contained unit extending to approx. 1,916 sq ft (178 sq m) GIA with flexible open-plan layout.
- Located on Leamington's principal nightlife circuit, surrounded by bars, restaurants, and strong footfall generators.
- Benefits from Class E planning consent, suitable for retail, café, wellness, clinic, and other commercial uses.
- Former licensed premises with existing bar infrastructure and WCs, reducing fit-out time and cost for leisure operators.

Rent £40,000 pax







## Description

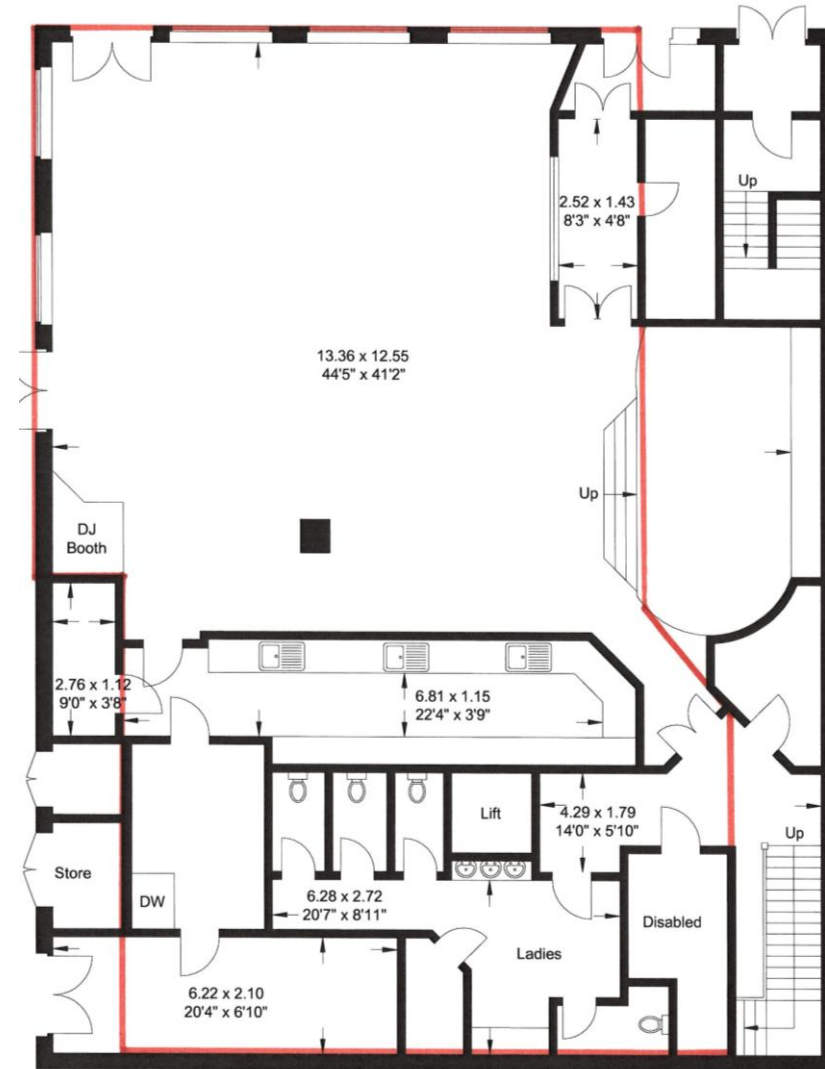
The property comprises a prominent ground floor, self-contained corner commercial unit, occupying a highly visible position at the junction of Warwick Street and Tavistock Street in the heart of Royal Leamington Spa.

Access is provided via dual entrance doors fronting both Warwick Street and Tavistock Street, offering flexibility for branding, customer flow, and layout configuration. The unit benefits from a generous frontage to both elevations, enhancing its visibility to passing pedestrian and vehicular traffic.

The accommodation extends to approximately 1,916 sq ft (178 sq m) gross internal area, with overall dimensions of 39 ft 7 in by 41 ft 2 in. The space is predominantly open-plan, providing an adaptable trading area suitable for a wide range of Class E uses, including retail, café, wellness, or leisure.

The premises are in the process of being separated from the upper floor accommodation, which is to be retained by the landlord. This offers an excellent opportunity for incoming occupiers to design and fit out the space to meet their specific operational requirements.

The unit benefits from existing infrastructure associated with its former use as a licensed premises, including WC facilities and rear servicing potential, making it especially appealing for operators in the hospitality, fitness, or experiential retail sectors.



### Services

We understand that all mains services are connected or are available for connection 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 benefits from planning consent for uses falling within Class E of the Use Classes Order, including retail and other commercial uses. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Parties interested as bar use will have restricted trading hours until 11pm.

### EPC

B-44: A copy can be made available upon request.

### Business Rates

Rateable Value: £77,250 for entire building  
Rates Payable: £39,397.5 for entire building  
The rates will be recharged on a pro-rata floor area basis (ie 1/3) so payable £13,132.50.

### Service Charge

The incoming tenant will pay a contribution towards the general upkeep and maintenance of the external and communal areas of the property. This proportion will be worked on a pro-rata basis.

### 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.

### Lease Term / Rent

The premises are available by way of a new effective full repairing and insuring lease for a term to be negotiated at a quoting rental of **£40,000 per annum (exclusive)**.

We are advised VAT will be applicable.

### 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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