

TO LET

50 Tavistock Street

Leamington Spa • CV32 5PW

- Prime position in Leamington Spa Town Centre just off Warwick Street, located on Tavistock Street.
- Ground floor self-contained unit extending to approx. 814 sq ft GIA with basement approx. 500 sq ft.
- Currently fitted out as a licensed premises however, will consider other uses.
- 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 £30,000 pax



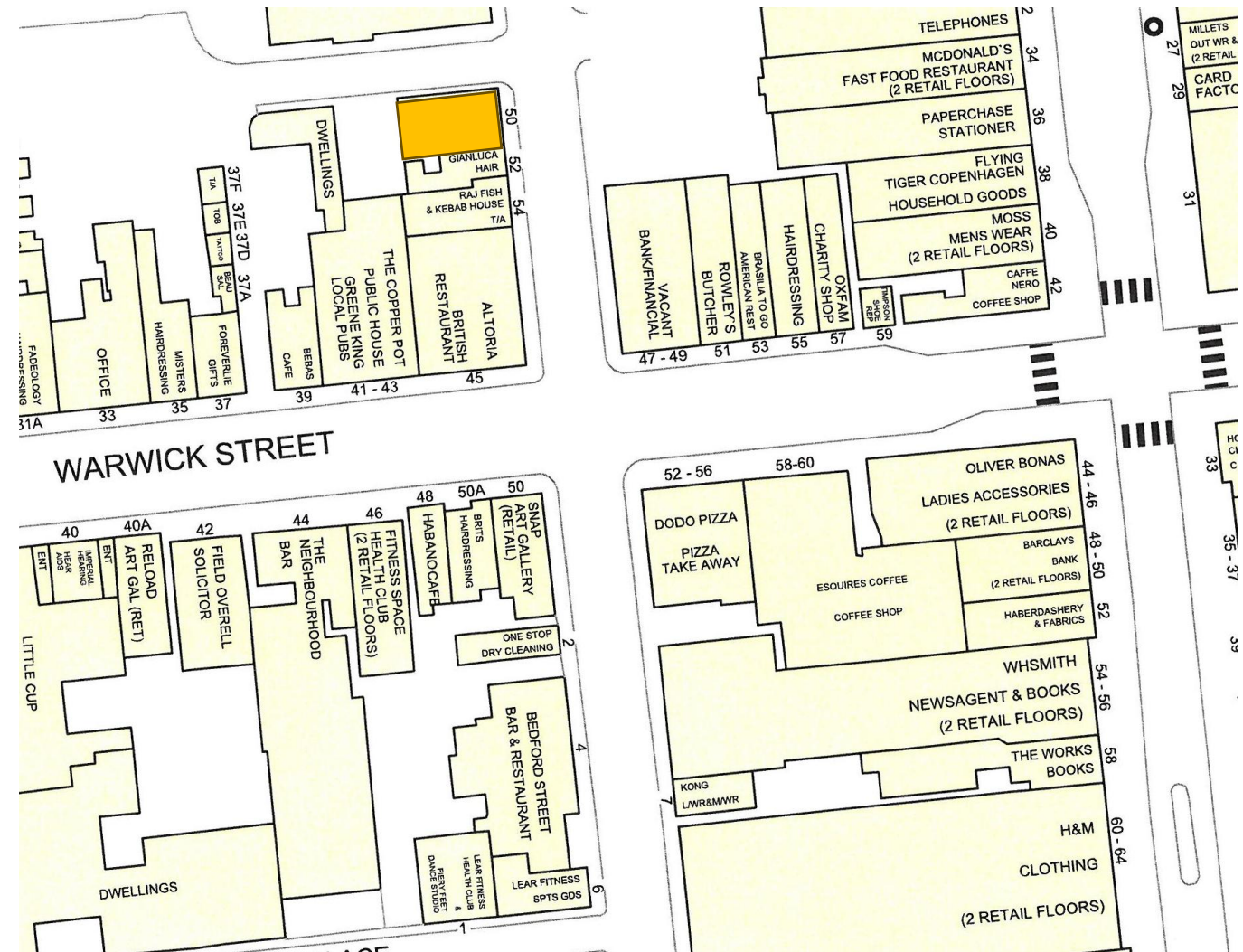
Location

The property is prominently positioned on Tavistock Street, close to Warwick Street, within the town's central retail and leisure circuit. Tavistock Street / Warwick Street are home to a strong mix of independent retailers, national brands, cafés, and salons, making it a popular destination for boutique shopping and lifestyle services throughout the day.

Tavistock Street is close to Parade – the town's main shopping spine – and benefits from steady pedestrian traffic making it ideally suited for a wide range of retail, café, and leisure occupiers.

Royal Leamington Spa is an affluent and architecturally distinctive town in the heart of Warwickshire, offering a vibrant retail and leisure environment. Known for its high-quality independent retail alongside established high street brands, Leamington has a diverse catchment population and attracts a significant number of tourists, students, and professionals.

The town benefits from a high proportion of AB demographics, a growing creative and digital economy, and a lively food and drink scene, particularly concentrated around Warwick Street, Regent Street, and the Parade. With strong transport connectivity to Birmingham, Coventry, and London, and a consistent demand for experiential retail and leisure uses, Leamington Spa presents an excellent opportunity for expanding or emerging Class E operators.





Description

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

The accommodation extends to approximately 814 sq ft (75.62 sq m) gross internal area, with overall dimensions of 7 m by 10.765 m. 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 unit benefits from existing infrastructure (which has recently been upgraded) 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.

EPC

C91: A copy can be made available upon request.

Business Rates

Rateable Value: £3,350

Service Charge

The ingoing 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 **£30,000 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:

Bill Wareing FRICS

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Jonathan M Blood MRICS

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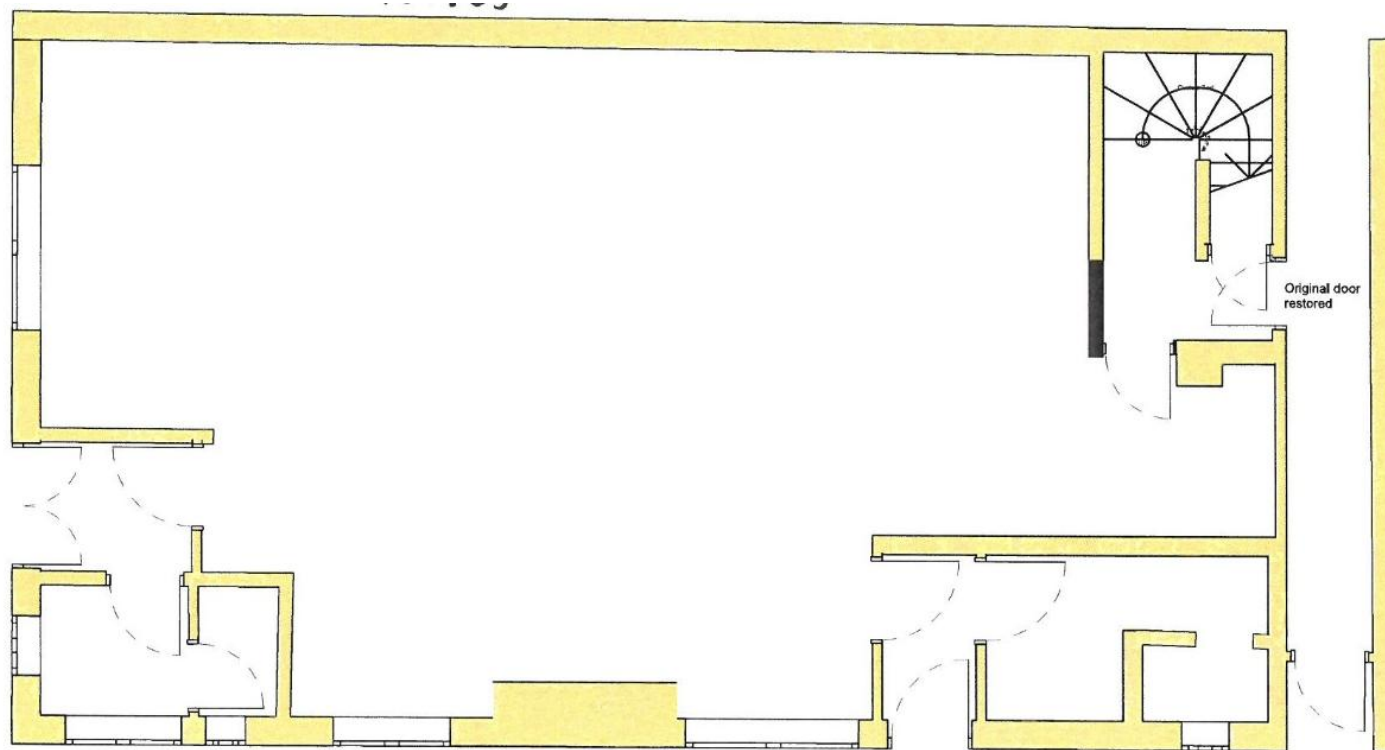


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Ground Floor