

# FOR SALE

## Detached 2 storey former Coach House

14 Trinity Street  
Leamington Spa  
CV32 5RH

### Property Highlights

- » Available freehold
- » Well-positioned within a short walk of Parade.

Floor Area:  
**1,223 sq ft**  
(113.7 sqm)

**Offers in excess of £200,000 are invited for the freehold with vacant possession**



## Location

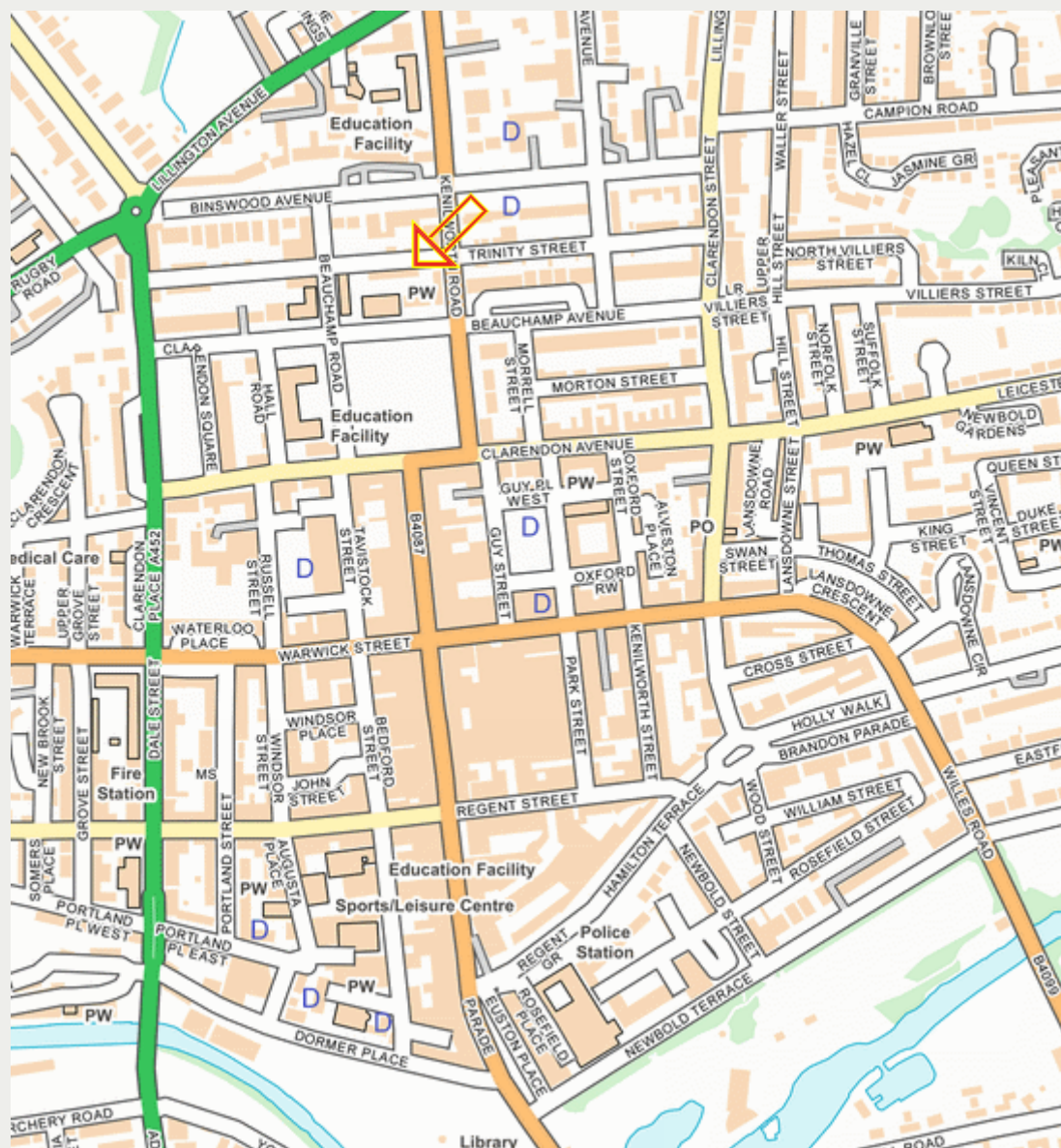
14 Trinity Street occupies a convenient and well-connected position on the north side of Trinity Street, just a short walk west of Kenilworth Road—one of the principal routes into the centre of Royal Leamington Spa.

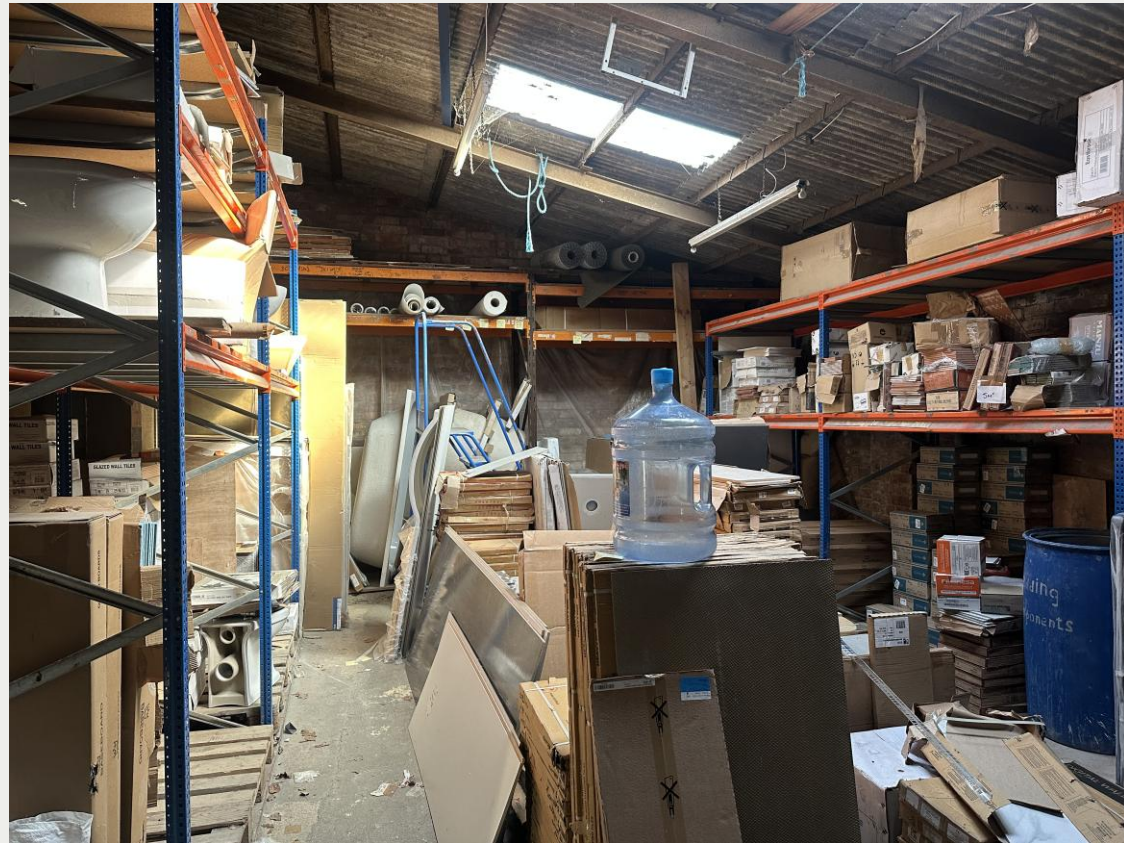
The property is located only a short distance north of Parade, the town's main retail and leisure thoroughfare, offering an excellent range of shops, cafés, restaurants, and everyday amenities.

The surrounding area is predominantly residential, providing a quieter setting while still being within easy reach of the town centre's vibrant offering. Holy Trinity Church Hall and Kingsley School are both a short distance away.

The property also benefits from strong transport connections. Royal Leamington Spa Railway Station is within easy reach, providing regular services to Birmingham and London. Road links are excellent, with convenient access to the A46 road, connecting swiftly to the M40 motorway and wider Midlands motorway network, making the location ideal for both local and regional travel.

Overall, the property combines a central yet peaceful setting with outstanding access to amenities, transport links, and the wider region.



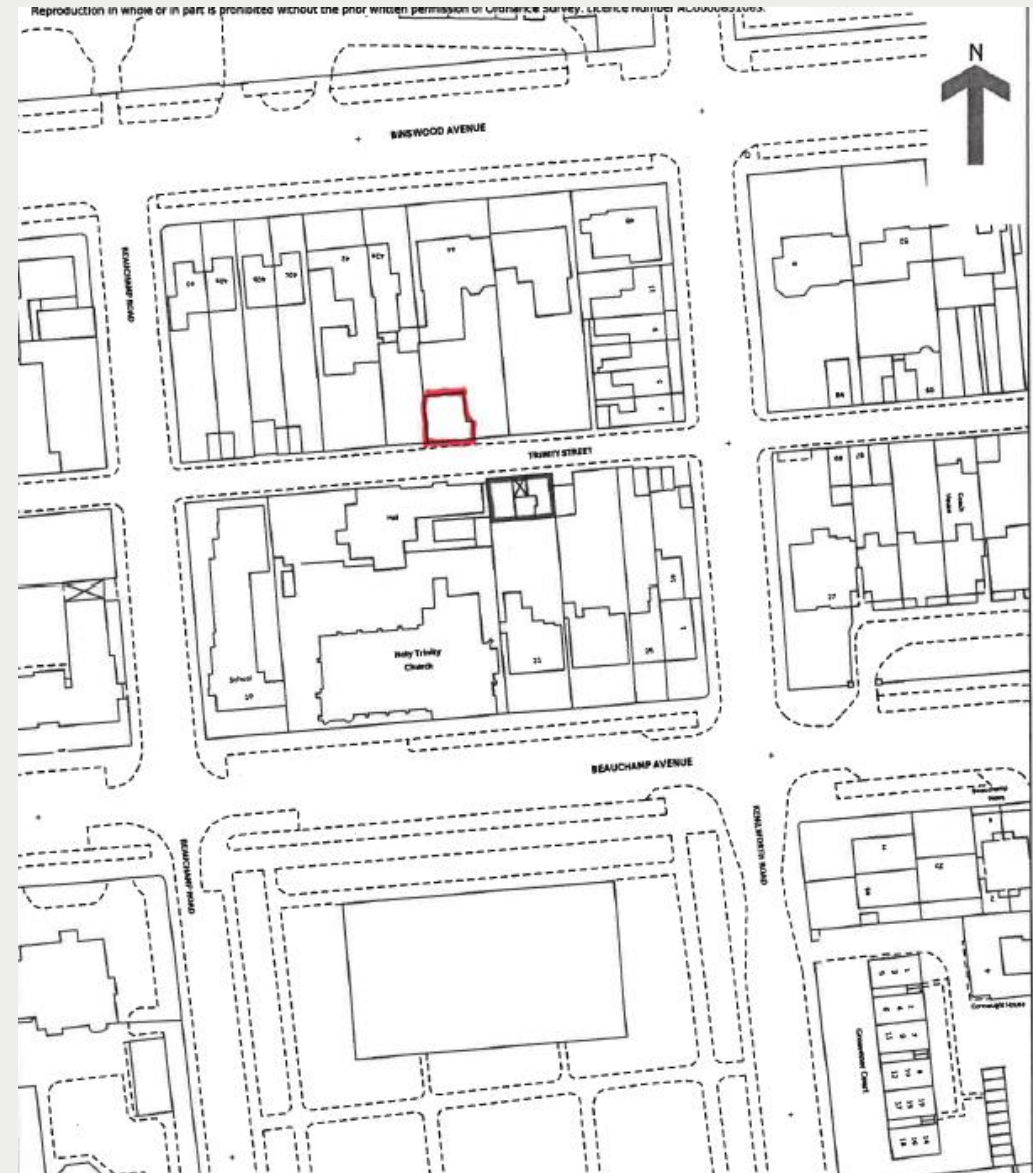


## Description

The property comprises a period 2 storey building with timber archway door to the 2 storey section and includes:-

- Rendered front elevation, pitched slate covered roof.
- Lean-to single storey projection to the side (with asbestos roof).

Accommodation	sq ft	sq m
<b><u>Ground Floor</u></b>		
Compartment 1	312	28.98
Compartment 2	500	46.44
Sliding door to front elevation		
<b><u>First Floor</u></b>	295	27.4
First Floor Store	116	10.8
<b>Total</b>	<b>1223</b>	<b>113.7</b>



## Services

We understand that all mains services are either connected to the property or 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

Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## History

The property has been used for many years for storage for an adjacent tile and bathroom retailer.

## Business Rates

Rateable Value: £8,300  
(2026 List)

## EPC

D90 - A copy can be made available upon request.

## Tenure

The property is available for sale freehold with vacant possession.

## Price

Offers in excess of £200,000.

The property is not elected for VAT.

## 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

Strictly by prior arrangement with the sole agent:



**Bill Wareing FRICS**

bill@wareing.co

**T: 01926 430 700**

**M: 07715 001 018**



**Wareing & Company**  
Commercial Property Experts

38 Hamilton Terrace,  
Holly Walk, Leamington Spa  
Warwickshire CV32 4LY



01926 430700  
info@wareing.co  
wareing.co