TO LET

Former Garage / Professional Offices
Myton Road

Leamington Spa • CV31 3NY

- Self-contained, high-profile site.
- Fully fitted, air conditioned, internal partitioning.
- Suitable for variety of occupiers and uses (subject to potential planning consent).
- Accommodation Available:

Ground Floor Area –

1,291 sq ft (120 sqm)

Plus c. 12 Car Parking Spaces

Rent £40,000 per annum

Wareing & Company

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Peter Clarke
TRADE
PARKING
5

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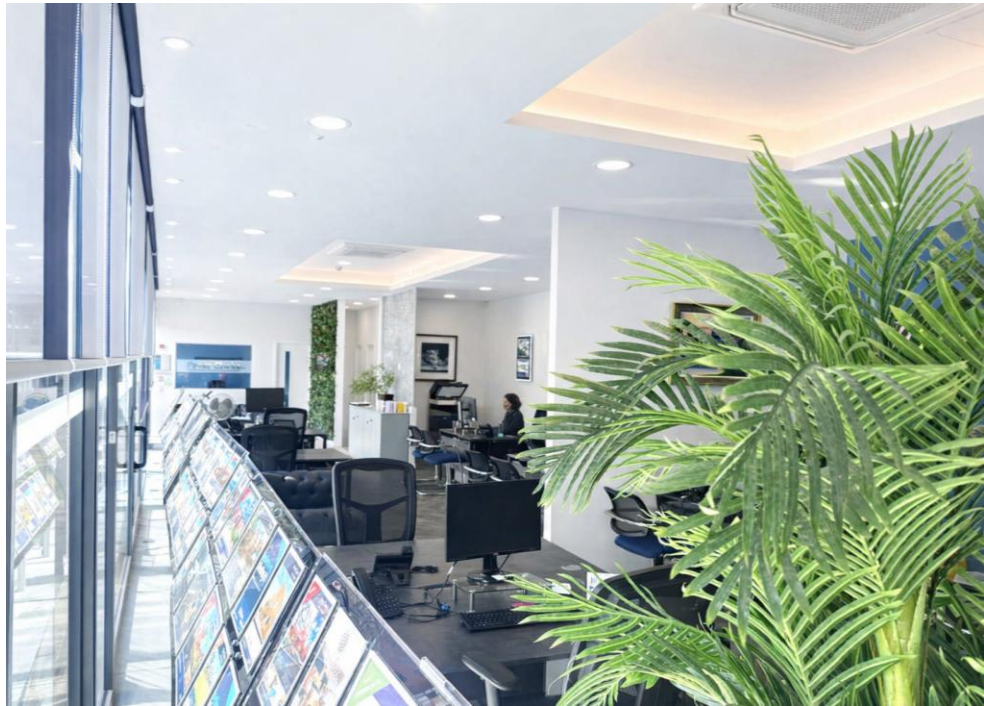
Location

The property occupies a prominent position on Myton Road, one of the key routes linking Royal Leamington Spa and Warwick. This highly visible location offers immediate access to the A452, with swift connections to the A46 and M40, placing the wider Midlands within easy reach. Both town centres lie just over a mile away, ensuring excellent accessibility for staff, customers and service users.

The surrounding area is an established mixed-use environment with a strong commercial presence. Nearby occupiers include Sainsbury's, M&S Foodhall, Boots, Next, Costa, and a range of national car dealerships and trade operators positioned along Myton Road and at Leamington Shopping Park. The property is also well placed for major employment hubs such as Tachbrook Park, Warwick Technology Park and Heathcote Industrial Estate, creating consistent daytime activity and a broad customer catchment suited to office, leisure, trade counter and showroom occupiers.

Leamington Spa and Warwick together form one of the Midlands' most affluent and dynamic commercial centres. The area benefits from a highly skilled workforce, strong consumer spending and excellent regional transport links, supporting a diverse business base across professional services, technology, automotive and creative sectors. This makes the location a compelling trading environment for operators seeking profile, accessibility and a high-quality catchment.

Peter Clarke



Description

This attractive single-storey commercial building was originally constructed as a car showroom and has more recently operated as a high-quality estate agency and lettings office. The property offers a well-presented, modern workspace with an excellent roadside presence and a generous private forecourt.

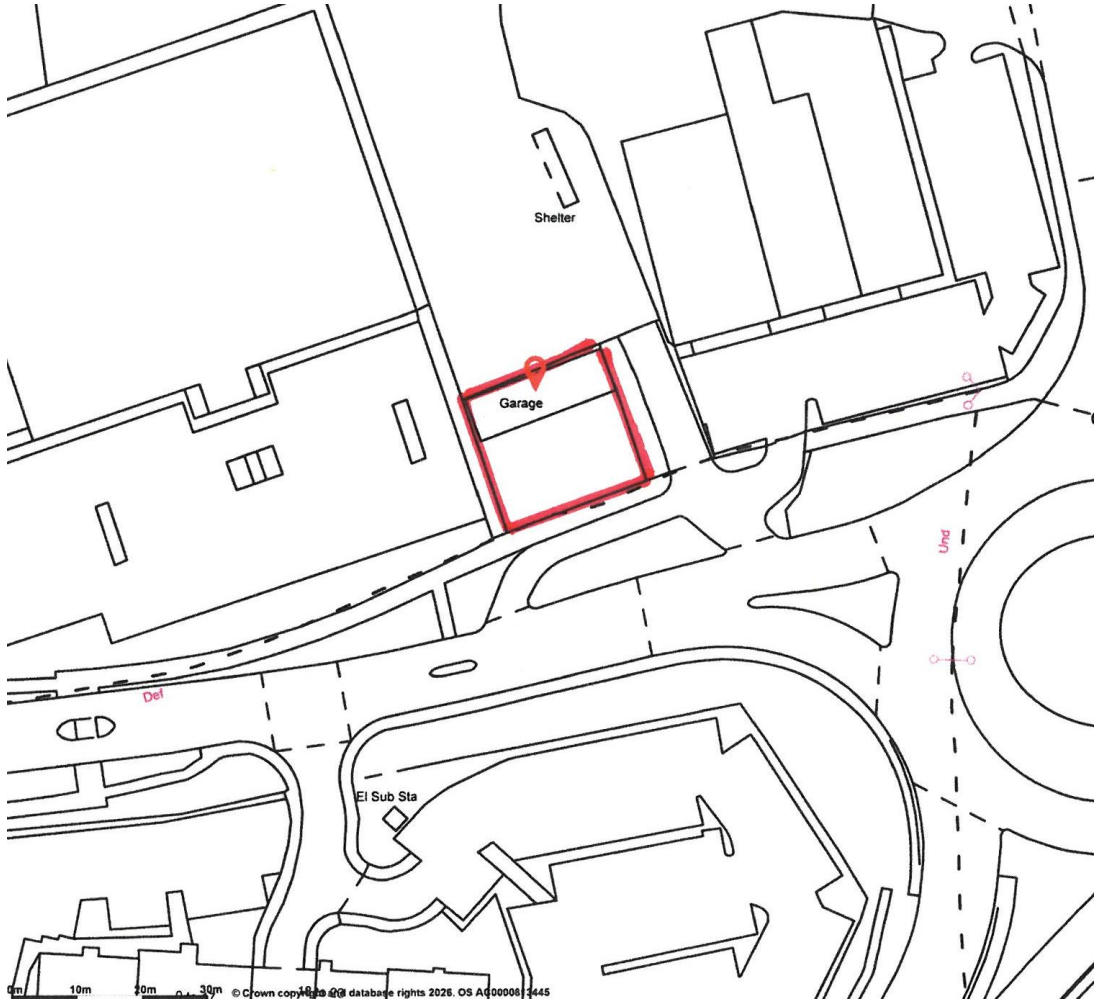
Internally, the accommodation has been finished to a high specification throughout. The layout comprises a bright open-plan office area, a separate meeting room, two well-appointed WCs, and a fitted kitchen facility. The space benefits from LED spotlighting, neutral décor, and parquet-effect LVT flooring, creating a contemporary and professional working environment suitable for a range of occupiers.

excellent on-site parking or customer access. The wide frontage and clear visibilitThe building provides a gross internal footprint of approximately 20m in width by 6m in depth, offering efficient, easily adaptable floor space.

Externally, the property features a substantial forecourt capable of accommodating up to 12 vehicles, providing y to Myton Road enhance the site's commercial appeal.

This is a rare opportunity to secure a well-specified, prominently positioned single-storey commercial unit with strong potential for office, showroom, or other roadside commercial uses (subject to planning).

Accommodation	Sq Ft	Sq M
Ground Floor -	1,291 sq ft	120 sqm



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Services
We understand that all mains services are connected or 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.

Heating and cooling is by way of air conditioning.

Planning
Most recently, planning consent was granted for chartered surveyors / estate agents offices within Class A2 of the former Town & Country Planning Act. The agents consider the premises as being suitable for a variety of quasi retail uses, subject to planning consent being obtained.

EPC
D94 - A copy can be made available upon request.

Business Rates
Rateable Value:	£26,750 (2026 List)
Rates Payable:	£11,556 per annum

Tenure
The premises are available on a new 5 year full repairing and insuring lease. The lease will be OUTSIDE the protection of the Landlord & Tenant Act 1954.

Rent
£40,000 per annum excl.

The property is NOT elected for VAT purposes.

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.

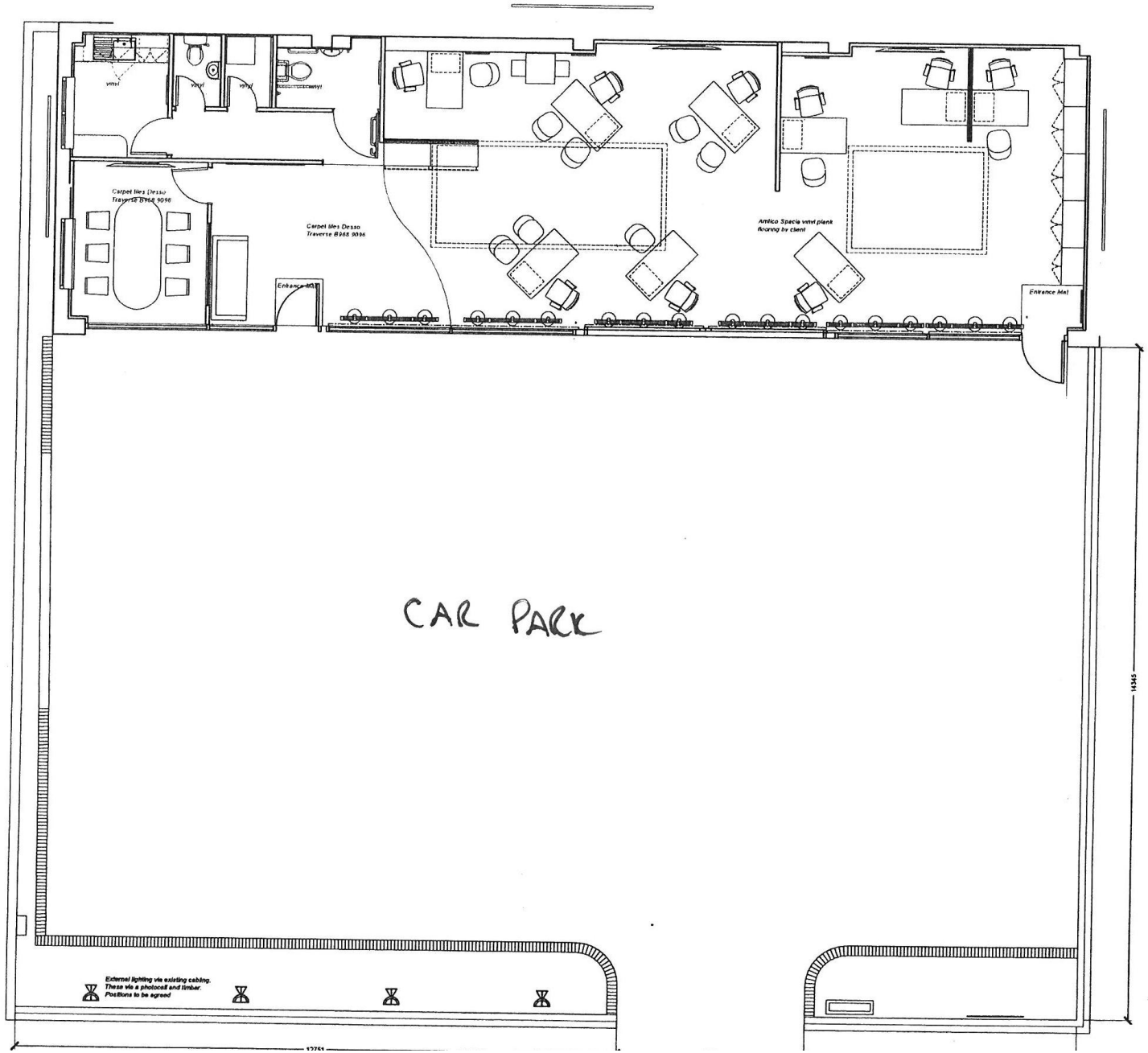
Viewing Arrangements:
Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS
T 01926 430700 • M 07715 001018
E bill@wareing.co

Wareing & Company
38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY
www.wareing.co

RICS

Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.


vinyl
vinyl
vinyl
vinyl
Carpet tiles Desso
Traverse B968 9096
Carpet tiles Desso
Traverse B968 9096
Entrance 003
Antico Specia vinyl plank
flooring by client
Entrance Mat
CAR PARK
External lighting via existing cabling.
These via a photocell and timber.
Positions to be agreed
14345