



Wareing & Company
Commercial Property Experts

TO LET

Self contained
lock up shop
premises
available
immediately.



Unit 1, 40 Warwick Road, Leamington Spa CV32 5JS

702 sq ft (65.24m²)
Rent ex. VAT **£19,000 p.a.**



Property Highlights

- » Town centre location on a high footfall street connecting to The Parade.
 - » High visibility frontage.
 - » Flexible Class E accommodation suitable for retail, professional services, or studio use.
 - » Short stay Pay & Display parking to the front.
 - » Convenient local amenities including cafes, restaurants, banks, and public parking within a short walk.
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Location

40 Warwick Street sits in a prime central position within Royal Leamington Spa's main retail district, just off The Parade. The area offers strong footfall, a mix of independent shops, cafés, and services, and easy access to public parking.

The property is well connected, with the A46 and M40 close by and Leamington Spa Station approximately 0.6 miles away, providing direct rail links to Birmingham and London. Its Regency streetscape and busy commercial setting make Warwick Street a highly attractive location for Class E occupiers.

London Marylebone is accessible in approximately 2 - 2.5 hours by rail via Chiltern Railways.



Description

The property comprises the ground floor of a mid-terrace commercial building providing retail sales area with separate store, kitchen and WC located to the rear of the property.

The shop is currently fitted with an LVT floor, neutrally decorated and has a suspended ceiling incorporating lighting.

Heating is by way of a gas fired central heating system.

Accommodation

Space	sq ft	sq m
Sales area	702	65.24
Rear store	49	4.56
Office	96	8.79
Kitchen	33	3.08





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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 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 (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760

EPC

C51 - A copy can be made available upon request

Business Rates

Rateable Value: £13,500

Rates Payable: £6,736.50 p.a

Service Charge

Information available upon request.

Lease Terms

The property is available on a new full repairing and insuring lease at a rent of £19,000 per annum exclusive of Business rates and all other outgoings.

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.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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