ehB Reeves
commercial property experts

To Let

Ground Floor Retail Unit

275 sq.ft (25.55 sq.m)

35A Park Court, Park Street, Leamington Spa, CV32 4QN



Accommodation

This ground floor lock up retail unit was significantly refurbished in early 2011 and provides an open plan sales area with windows to two sides, new vinyl floor covering, inset and ceiling mounted lighting, timber glazed entrance door and modern WC. The unit provides cost effective accommodation which is available immediately.

Accommodation

Net Internal Area: 275 sq. ft (25.55 sq. m)

Location

Park Court is located on the eastern side of Park Street, which is located parallel to the Parade, with Warwick Street to the north and Regent Street to the south. Park Street comprises a mix of retail, restaurant and small office uses very close to the prime retail areas of Leamington and directly opposite the Royal Priors Shopping Centre.

Tenure

The shop is available by way of a new lease on terms to be agreed.

Services

Electricity and water are connected to the building.

EPC D 80

Planning

Class E

Rent

£10,500 per annum.

Rates

The rateable value as of 1st April 2026 is £7,300. Occupiers will qualify for 100% small business rates relief (subject to their status)

Legal Costs

Each party will be responsible for their own legal costs in this transaction.

Service Charge

There is a service charge for the maintenance, redecoration, repairs of the exterior and common areas. The current charge is TBC.









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