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**Reeves**  
commercial property experts

## TO LET - Retail

Shop - Warwick St Leamington Spa

**1,107 sq.ft** (102.8 sq.m)

103 Warwick Street, Leamington Spa, CV32 4RJ

## Accommodation

The property comprises a ground floor lock up shop with a **net retail area of 1,086 sq ft** (100.85 sq.m). There is a WC to the rear measuring 44 sq ft and a storage cupboard measuring 21 sq.ft.

The shop enjoys a second shop frontage and entrance with its return frontage on Oxford Street providing ample natural light. The premises benefit from dual function airconditioning LED panel lighting set into a suspended ceiling.

Internal Width (average): 5.41 m

Overall Depth: 18.79m

## Location

Warwick Street is one of Leamington Spa's principal retailing locations, hosting many interesting and notable retailers, restaurants and coffee shops. 103 Warwick Street is situated on the corner of Oxford Street, close to retailers such as Evans Cycles and popular restaurant Libertine Burger. Car parking is available on street and close by on the Chandos Street surface car park.

## Tenure

By way of a new lease for a term to be agreed.

## Services

Mains electricity and water are connected. Interested parties should not rely on this and make their own enquiries.



**EPC D 86**

## Planning

Class E (Formerly A2)

## Rent

£28,500 (exclusive) per annum plus VAT.

## VAT

VAT is applicable.

## Rates

The rateable value for the current year is £22,500.

The rateable value from 1st April 2026 is £22,500

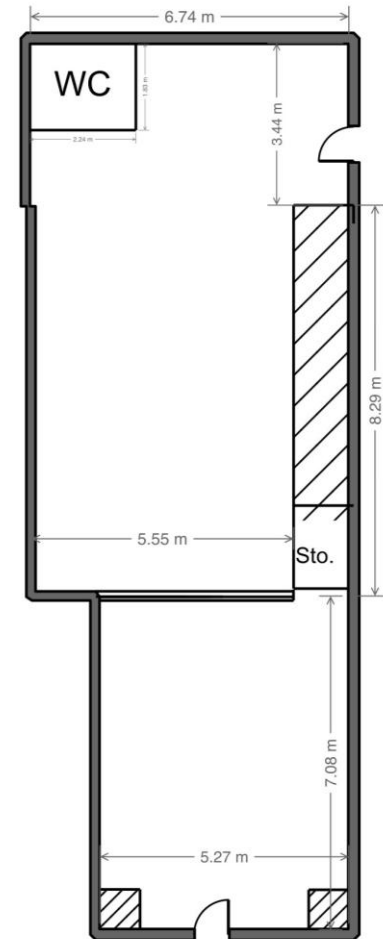
## Legal Costs

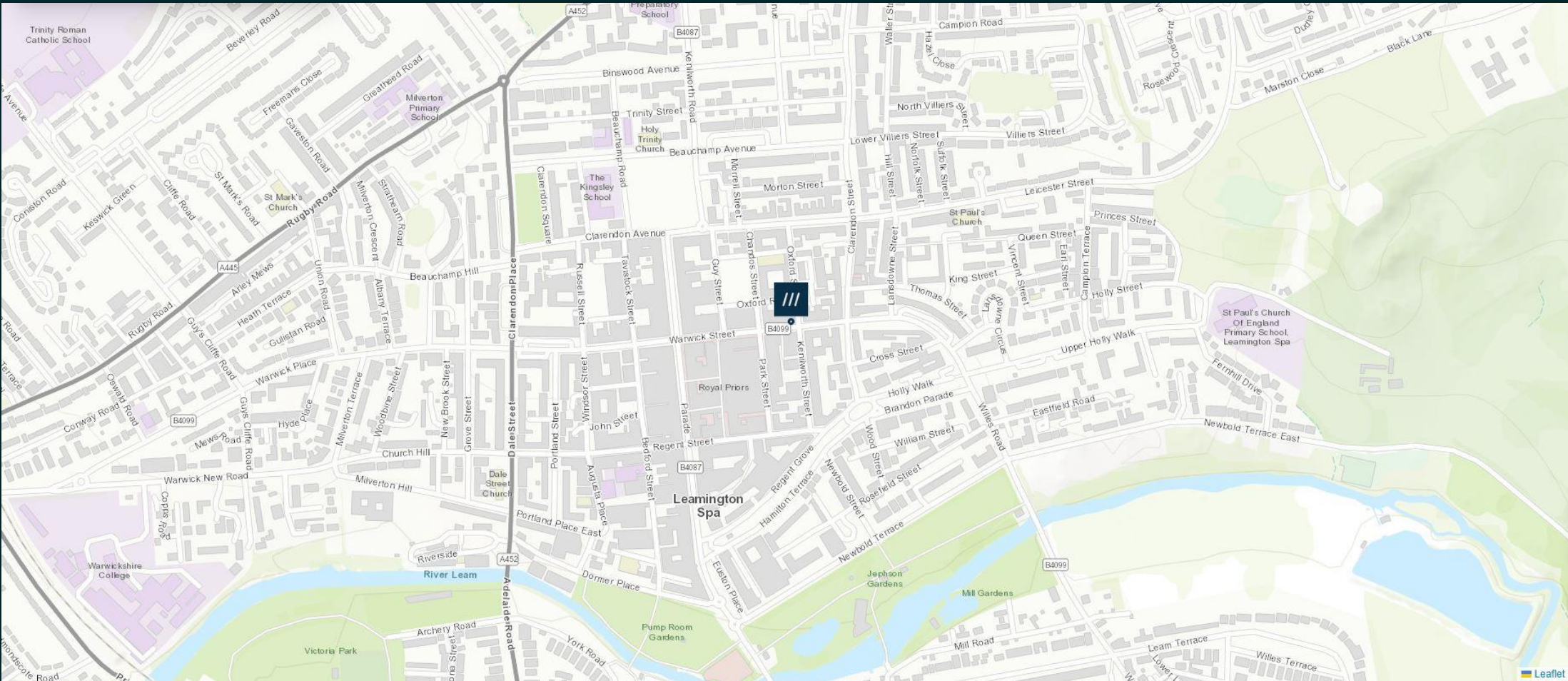
Each party will be responsible for their own legal costs.

## Service Charge

The tenant will contribute towards the service charge, covering management, building maintenance, decoration and insurance.

103 Warwick Street





3 Olympus Court  
Olympus Avenue  
Tachbrook Park  
Leamington Spa  
CV34 6RZ

For viewing arrangements, contact:

**Oliver Shelley 01926 888181**

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