

**CONVENIENCE STORE, RETAIL - IN TOWN, OTHER TO LET**



**40 KENNEDY SQUARE, LEAMINGTON SPA, CV32 4SY**

To Rent: £10,000 per annum

592 sq ft (55 sq m)

## Description

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40 Kennedy Square is available on a new lease from landlord Warwick District Council for a term of years to be decided, with consideration being given to terms of 3 years or more. The unit holds class E consent and may therefore be put to a variety of uses, including retail and offices. It has been significantly refurbished by the previous tenant and provides a very nice opportunity for either a new or existing business to base themselves close Leamington Spa town centre in a strong residential area.

## Summary

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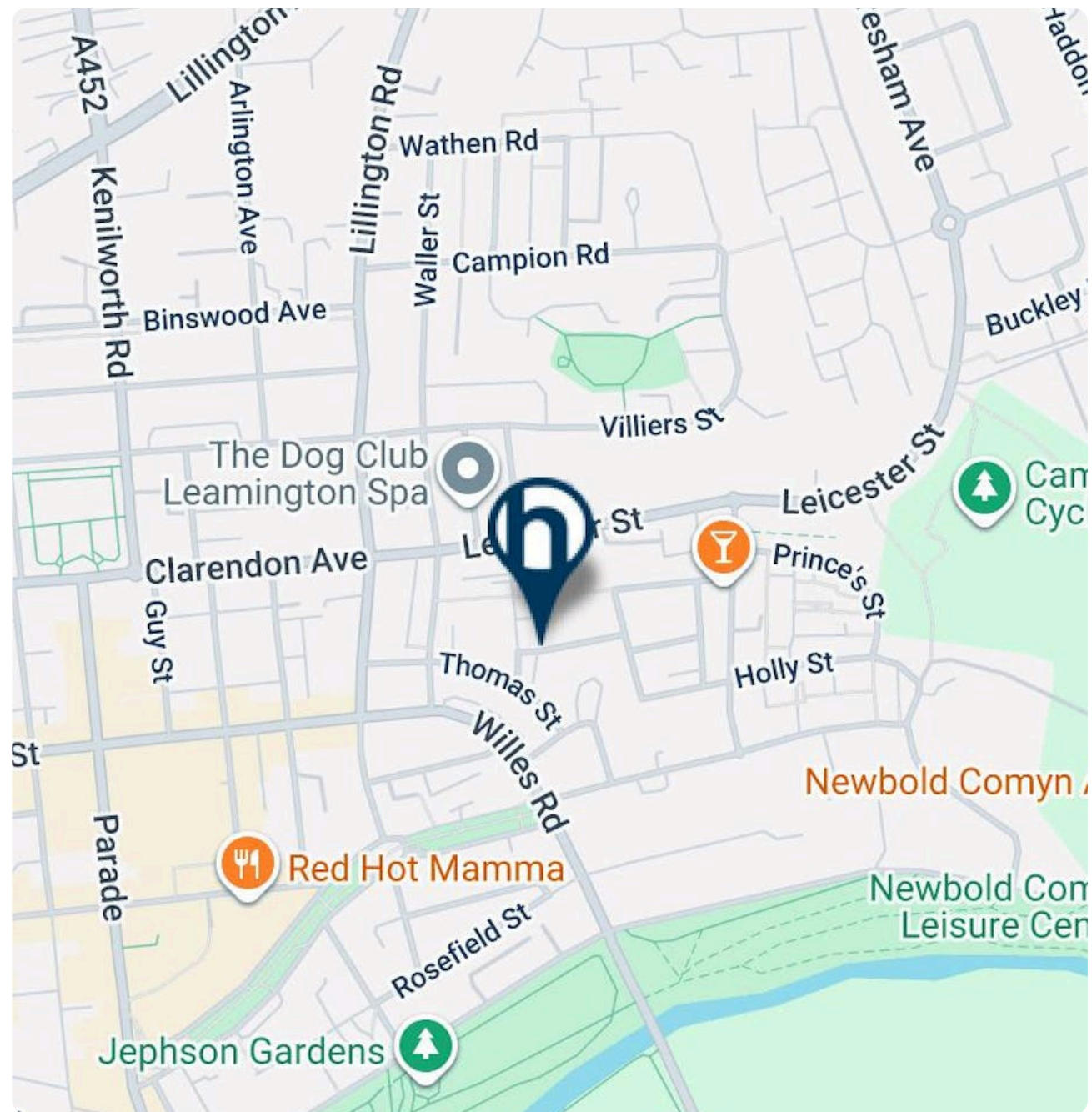
- Busy local parade close to Leamington Spa town centre
- Low rent and flexible lease
- Strong residential catchment area
- Walking distance to the town centre and a 15 minute walk to the train station
- Recently refurbished by previous tenant



## Location

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The property is situated in Kennedy Square, a small established retail parade close to Leamington Spa town centre on Lansdowne Street. The parade and Lansdowne Street have a number of other shops including a newsagents, takeaways, a laundrette and William Hill bookmaker, plus public houses. Lansdowne Street is situated to the East of Leamington Town centre in a highly residential area.



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## RENT

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## EPC

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## ANTI MONEY LAUNDERING

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To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent  
Bromwich Hardy.

## CONTACT



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