

For Lease

Shop

40 Kennedy Square

Leamington Spa, CV32 4SY

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 592 Sq Ft
£ £10,000 Per Annum

Key Features

- 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



40 Kennedy Square, Leamington Spa, CV32 4SY



Location

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.

Description

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.

Business Rates

Rateable Value (2023): £6,500

Uniform Business Rates (2024/25) (exclusive of water and sewerage): £0.499

Rates Payable: None Payable

EPC

The unit has a rating of D - 92.



40 Kennedy Square, Leamington Spa, CV32 4SY



02476 308900



office@bromwichhardy.com

www.bromwichhardy.com

With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available on request

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction

Viewing

Strictly by appointment with sole agents, Bromwich Hardy.



Charlie Glover

Contact us with any queries about the property or to book a viewing

024 7630 8900

charlie.glover@bromwichhardy.com



40 Kennedy Square, Leamington Spa, CV32 4SY

02476 308900 office@bromwichhardy.com www.bromwichhardy.com