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VIEW ONLINE

CONVENIENCE STORE, RETAIL - IN TOWN, OTHER TO LET

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40 KENNEDY SQUARE, LEAMINGTON SPA, CV32 4SY

To Rent: £10,000 per annum 592 sq ft (55 sq m)

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.

Summary

- 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

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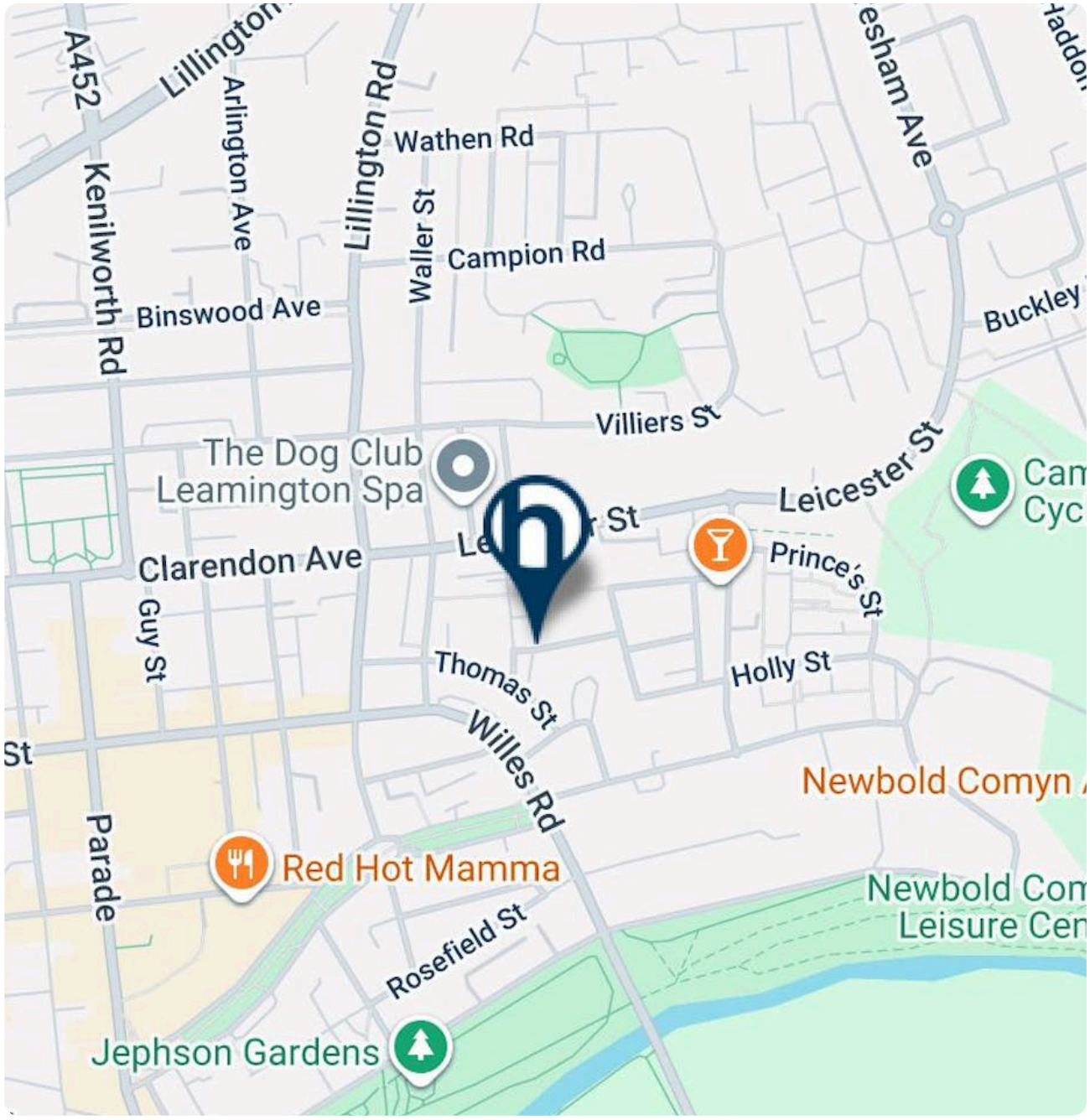
Location

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.



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RENT

£10,000 per annum

EPC

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VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

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