

For Lease

Shop

# 40 Kennedy Square

Leamington Spa, CV32 4SY

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://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**

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](mailto:charlie.glover@bromwichhardy.com)



40 Kennedy Square, Leamington Spa, CV32 4SY

02476 308900 [office@bromwichhardy.com](mailto:office@bromwichhardy.com) [www.bromwichhardy.com](http://www.bromwichhardy.com)