

# SHOP TO LET

## TIM COX ASSOCIATES

COMMERCIAL PROPERTY  
CONSULTANTS



### SITUATION

The property occupies a good location on Regent Grove just off the main Parade in Leamington Spa. The town is renowned for its wide range of shops, major retailers, restaurants and bars and the Royal Priors Shopping Centre.

### ACCOMMODATION

The property comprises a ground floor lock-up shop with a large bay window, timber flooring, feature lighting and comfort cooling; kitchen and wc.

Frontage	15'9"	(4.80 m)
Internal width	14'9"	(4.54 m)
Shop depth	23'8"	(7.08m)
Sales area	323 sq ft	(30 sq.m)
Kitchen	33 sq ft	(30 sq m)
Separate WC		

*Please note :Every effort has been made to ensure that the above floor areas are accurate. They are in accordance with the Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.*

### LEASE

The premises are offered on a new lease for a term of years to be agreed.

### RENT

£15,000 per annum exclusive.

### RATEABLE VALUE

£13,250 from 1<sup>st</sup> April 2026.

*Please Note : We believe that for certain tenants that there may be no liability to pay rates, however this office gives no warranty that the rating values supplied and the sums of money expressed as being payable are accurate and the purchaser/tenant must rely upon their own enquiries with the Local Authority on 01789 267575 or <https://www.gov.uk/correct-your-business-rates>*

### EPC

Band D.

## 10 DENBY BUILDINGS, REGENT GROVE, LEAMINGTON SPA CV32 4NY

- GROUND FLOOR LOCK UP SHOP WITH LARGE BAY WINDOW
- LOCATED JUST OFF THE MAIN PARADE
- SALES AREA 332 SQ FT (30 SQ M)
- RENT: £15,000 PA

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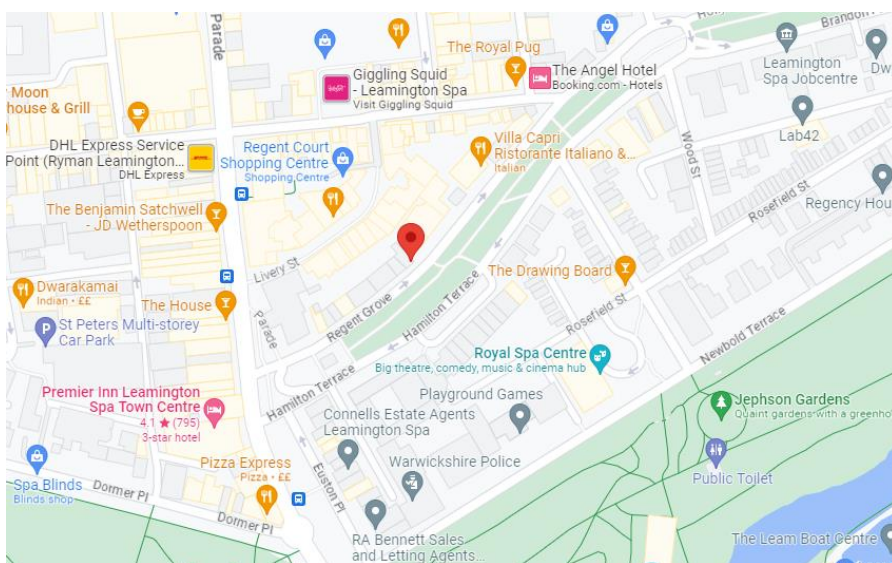
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# 10 DENBY BUILDINGS, REGENT GROVE, LEAMINGTON SPA

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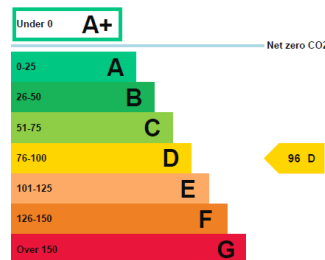
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- SERVICES** Electricity, water and drainage.
- SERVICE CHARGE** There is a service charge to cover a share of external areas. Further details from the letting agents.
- LEGAL COSTS** The ingoing tenant will be responsible for both side's legal costs in this matter.
- VAT** VAT will be payable in addition where applicable.
- VIEWING** Strictly by appointment with the Agents on 01789 269444 / [alison.davies@timcox.co.uk](mailto:alison.davies@timcox.co.uk)



## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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