



For Sale

2 & 2A Abbott Street
Leamington Spa • CV31 3AT

- Freehold Mixed Use Investment Opportunity
- Comprising Ground floor Lock Up Shop with Basement
- Plus 1 Bed Apartment with roof garden
- Excellent Town Centre Location
- Total expected rental value £23,700 Per Annum.
- Accommodation Available:

1,301 sq ft (120.85 sqm)

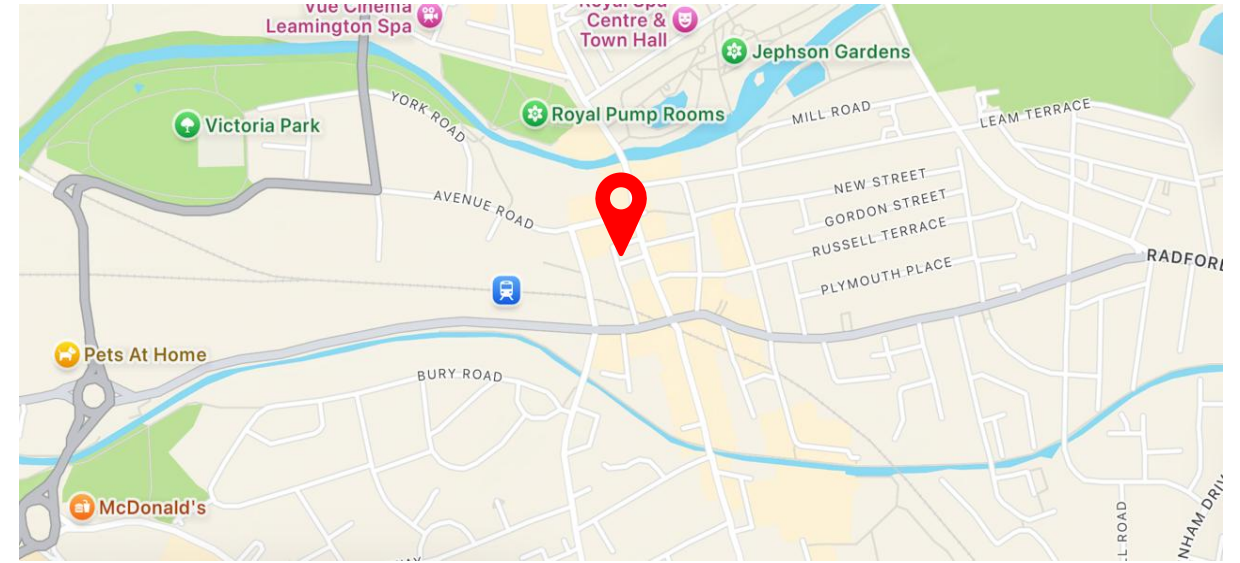
Guide Price £300,000

Location

Abbott Street occupies a highly accessible position just south of Leamington Spa town centre, within a well-established mixed commercial and residential district that consistently appeals to both occupiers and investors. The property sits moments from the A445 and the wider town centre loop, providing straightforward connectivity across Leamington, Warwick and the broader Midlands corridor.

The immediate area benefits from strong footfall generated by surrounding independent retailers, neighbourhood services and densely populated residential streets, supporting the ground-floor retail use. Leamington Spa railway station is within comfortable walking distance, offering regular services to Birmingham, Coventry and London Marylebone, enhancing commuter demand for the upper-floor residential accommodation.

Leamington Spa remains one of the region's most resilient and sought-after towns, underpinned by an affluent catchment, a diverse employment base and sustained rental demand across both commercial and residential sectors. This location therefore provides a compelling setting for a mixed-use investment with long-term income appeal.





Description

A well-located mixed-use freehold investment comprising a ground floor/basement retail unit together with a self-contained one-bedroom apartment above, set within an attractive Grade II listed mid-terrace building close to Leamington Spa town centre.

The property forms part of an early 19th-century terrace and retains a number of period features, including its traditional shopfront and sash windows, offering strong kerb appeal and long-term asset resilience.

Ground Floor & Basement – Retail Unit The commercial element is arranged as a prominent retail shop & WC at ground floor, with additional storage/ancillary accommodation and kitchen at basement level. The shop benefits from a recessed entrance, large multi-pane display windows and good natural light, making it suitable for a range of occupiers including boutique retail, specialist services, or lifestyle operators.

First Floor – Self-Contained Apartment Accessed independently from Abbott Street, No. 2A leads into a shared courtyard and private ground floor foyer. The upper floor provides a well-proportioned one-bedroom apartment, comprising:

- Sitting/dining room
- Fitted kitchen
- Double bedroom
- Shower room
- Private roof garden, offering valuable outdoor amenity space rarely available in this part of town

Accommodation	Sq Ft	Sq M
Basement	537	49.86
Ground	383	35.63
First	381	35.363
Total	1,301	120.85

Tenure

The property is held freehold and will be sold subject to the occupational lease of the ground floor and with vacant possession of the first-floor apartment.

The ground floor retail unit (2 Abbott Street) is let to a private individual who trades as Pink Flamingo on a 10-year effective full repairing and insuring lease dated 1 December 2025, expiring 30 November 2035. The lease is drawn on standard modern terms, with an initial rent of £10,500 per annum and upward-only open market rent reviews every three years. The tenant is responsible for internal repairs including the shopfront, decoration, insurance rent, service charge contributions and all outgoings. The lease excludes security of tenure under the Landlord and Tenant Act 1954.

The first-floor one-bedroom apartment (2A Abbott Street) is currently vacant, having previously been let on a traditional AST at £1,100 pcm. The unit offers clear potential for rental uplift, either through re-letting on an AST or repositioning as a short-stay / serviced accommodation opportunity, subject to any necessary consents.



Services

We understand that all mains services are connected to the property and are separately metered however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. Heating is provided via a gas-fired radiator system with a Potterton boiler located in the cellar. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class C3 and E (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Warwick District Council, 01926 456760.

The property is Grade II Listed and is within a Conservation Area.

Business Rates

Ground Rateable Value:	£4,750
First Council Tax:	Band A

EPC

Ground Floor:	TBC
First floor:	D67

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Price

Guide Price **£300,000 excl..**

VAT

The property is NOT elected for VAT purposes.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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