Wareing & Company

Commercial Property Experts

# FOR SALE

Commercial Investment opportunity with future development potential STPP




14 & 14A Clarendon Street plus 2-8 Tavistock Street, Leamington Spa, CV32 5PL

**6,248 sq ft** (580.45 Sq M)

For Sale offers over **£ 1,000,000** ex. VAT

# Property Highlights

- Excellent town centre location
- Comprising of Mixed-Use Commercial Investment of 4 shops, storage unit and First & Second floor Offices
- Current passing income £55,833 increasing to 87,833 if fully let
- Net Initial Yield of 8.31% based on full occupancy
- 4 car parking spaces held on license with Warwick District Council that can be transferred
- Virtual Tour Matterport link: https://my.matterport.com/show/?m=SYnpwcVoQYq
- YouTube Tour link: https://youtu.be/-oPhkwcEvyA?si=nmDavHFHxIf83cfR




No.6 TAVISTOCK STREET
ALSO
HAIR
EST. 2002





# Location

The properties occupy a prominent corner position at the junction of Clarendon Avenue and Tavistock Street, within the heart of Royal Leamington Spa.

This is a well-established mixed-use area characterised by Regency architecture, independent retailers, professional offices, and strong pedestrian flow. The location benefits from excellent visibility, good access to town centre amenities, and strong demand from both commercial occupiers and residential developers.

This central position makes the building suitable for a wide range of Class E occupiers.

Leamington Spa benefits from excellent regional and national transport links. The town sits close to Junction 15 of the M40, providing direct motorway access between London and Birmingham.

London Marylebone is accessible in approximately 1 hour 30 mins by rail.

Birmingham Airport is also conveniently located, just a 40-minute drive from the town.












01926 241 702
www.stellaandco.uk
hair • beauty • aesthetics
Stella & Co
01926 241 702
hair • beauty
Love is in the Hair
MOOD
Stella
& Co


Love is in the Hair



# Description

Properties are held freehold under the following title numbers: **WK224793 & WK507408**

**14 & 14A Clarendon Street**

A traditional four-storey Regency property arranged over Basement, Ground, First and Second Floors, featuring rendered brick elevations, a timber-framed shopfront, sash windows to the upper floors and a pitched Welsh slate roof.

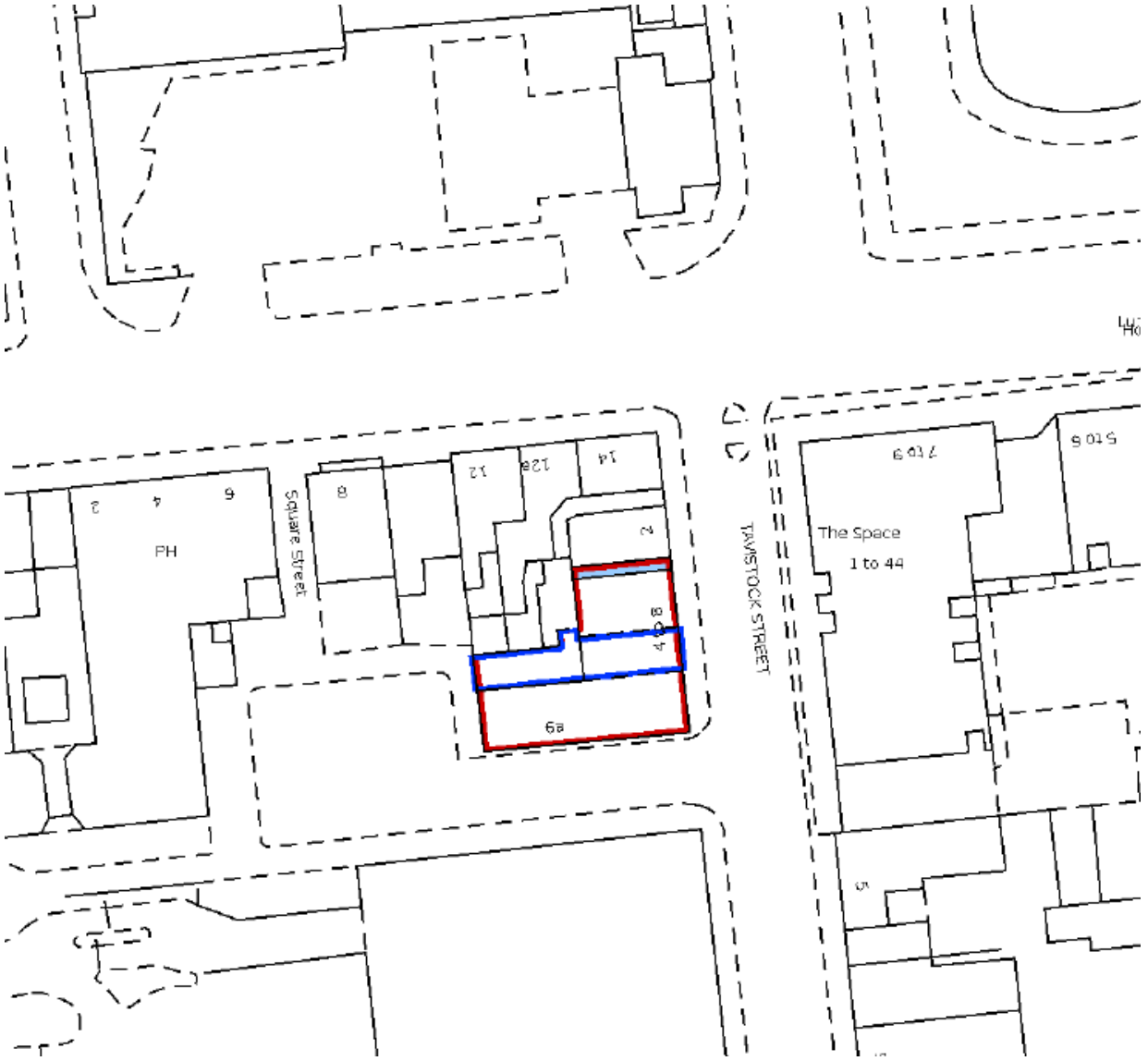
The Basement and Ground Floor are let to Leamington Barbers Ltd, while the First and Second Floors—accessed independently from Tavistock Street—provide vacant cellular office accommodation.

The upper floors lend themselves to residential conversion, with modest investment is required.

**2–8 Tavistock Street**

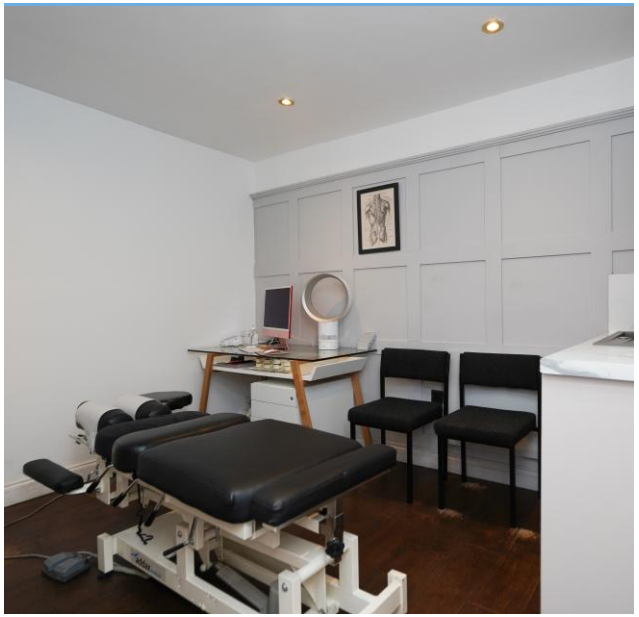
Adjoining 14A Clarendon Street, this later mock-Regency style addition is arranged as follows: The Ground Floor comprises three retail units and a storage unit, all subject to tenant fit-outs and presenting well.

The First Floor provides vacant open-plan loft-style office accommodation, accessed from ground-floor level and adjoining the upper floors of 14A Clarendon Street. A flat-roof rear extension is incorporated into the building. See floorplans at end of this brochure




REGENT CHIROPRACTIC
6A
REGENT
CHIROPRACTIC
Postural Issues
Sports Injuries
Sciatica
Hip & Knee Pain
www.regentchiropractic.co.uk


REGENT
CHIROPRACTIC

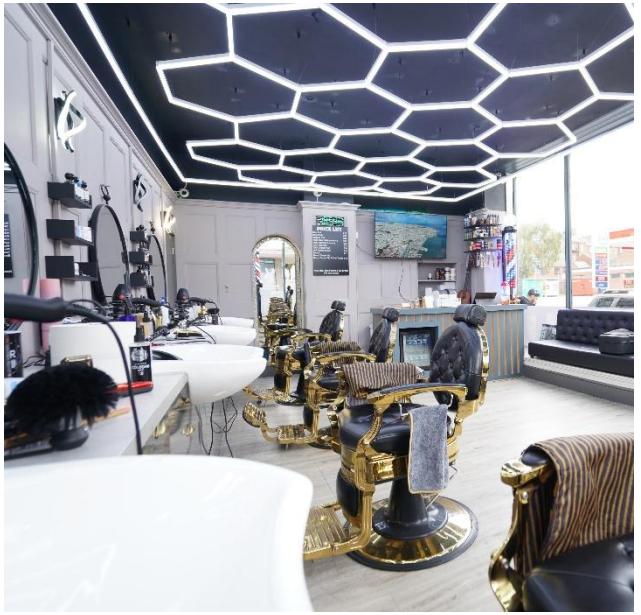


# Tenancy Schedule & Accommodation

| Property | Tenant | Lease Term | Break Clause | Start Date | Rent (pa) | Sq ft | Sq m | Rateable Value | **EPC** |
|---|---|---|---|---|---|---|---|---|---|
| 14 Clarendon Avenue | Leamington Barbers Ltd | 5 years | 3-year break | 09 Sep 2024 | £12,000 | 643 | 59.73 | 10000 | C68 |
| 2–4 Tavistock Street | Harmer-Peake Ltd | 6 years | 3-year break | 13 Oct 2025 | £20,983.33 | 915 | 85.00 | 19000 | B50 |
| 6A Tavistock Street | Regent Chiropractic (Kashif Saleemi) | In renewal negotiation | None | 18 Oct 2026 | £8,750 Passing | 313 | 29.10 | 7500 | B50 |
| 6 Tavistock Street | Also Hair | 6 years | None | 07 Nov 2025 | £10,500 | 619 | 57.48 | 9100 | D100 |
| Rear Storage Unit | Sam Mikulsky | 24 months | Break after 3 months | Feb 2026 | £3,600 | 549 | 51 | N/A | E116 |
| 8 Tavistock Street & 14A Clarendon Avenue | Vacant | N/A | N/A | N/A | ERV £32,000 | 3,209 | 298.12 | 8 Tavistock Street: To be assessed; 14A Clarendon Avenue: £41,750 | D99 |









Wareing & Company

RICS

## Services

We understand that all mains services are connected to the property however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. 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 E (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

A previous application was made ref no W/25/0902 – Notification for Prior Approval under Part 3 Class MA of the General Permitted Development Order 2015 (as amended) for change of use of existing offices (Use Class E) to 5 no. flats (Use Class C3) but this was later withdrawn. More details available via the agent.

## Data Room

Access to data room containing documents relating to the sale can be give via the agents.

## Tenure

The property is available freehold Subject to the occupational leases stated in the Tenancy Schedule at offers over £1,000,000 Plus VAT.

The shop leases are all contracted within the Landlord and Tenant Act but the storage unit is taken outside of the Act.

All tenants pay contribution towards external and communal maintenance via service charge

## Legal Costs

Each Party will meet their own legal and professional costs.

## 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.

# Arrange a viewing

Strictly by prior arrangement with the sole agents.



**Jonathan Blood** MRICS
01926 430 700
07736 809 963
jon@wareing.co



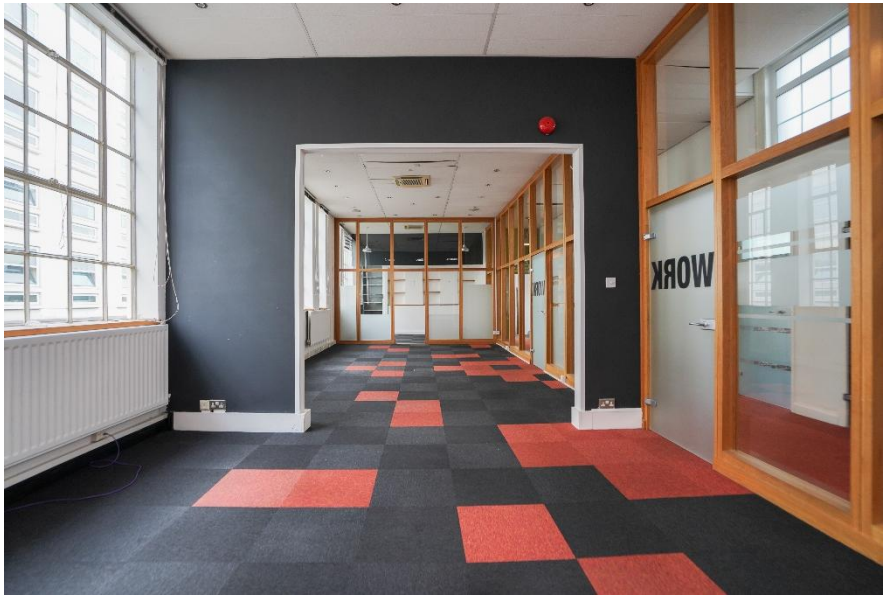
**Olly Baumfield**
01926 430 700
olly@wareing.co

**Wareing & Company**
38 Hamilton Terrace,
Holly Walk, Leamington Spa
Warwickshire CV32 4LY

Email: info@wareing.co

Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

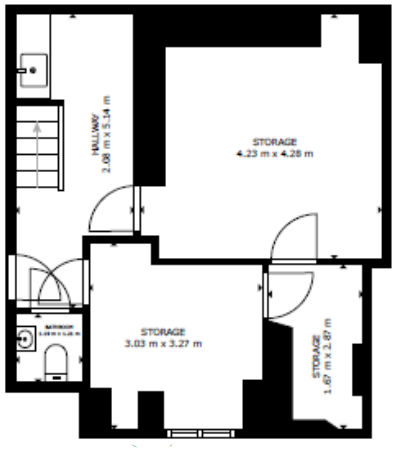



WORK

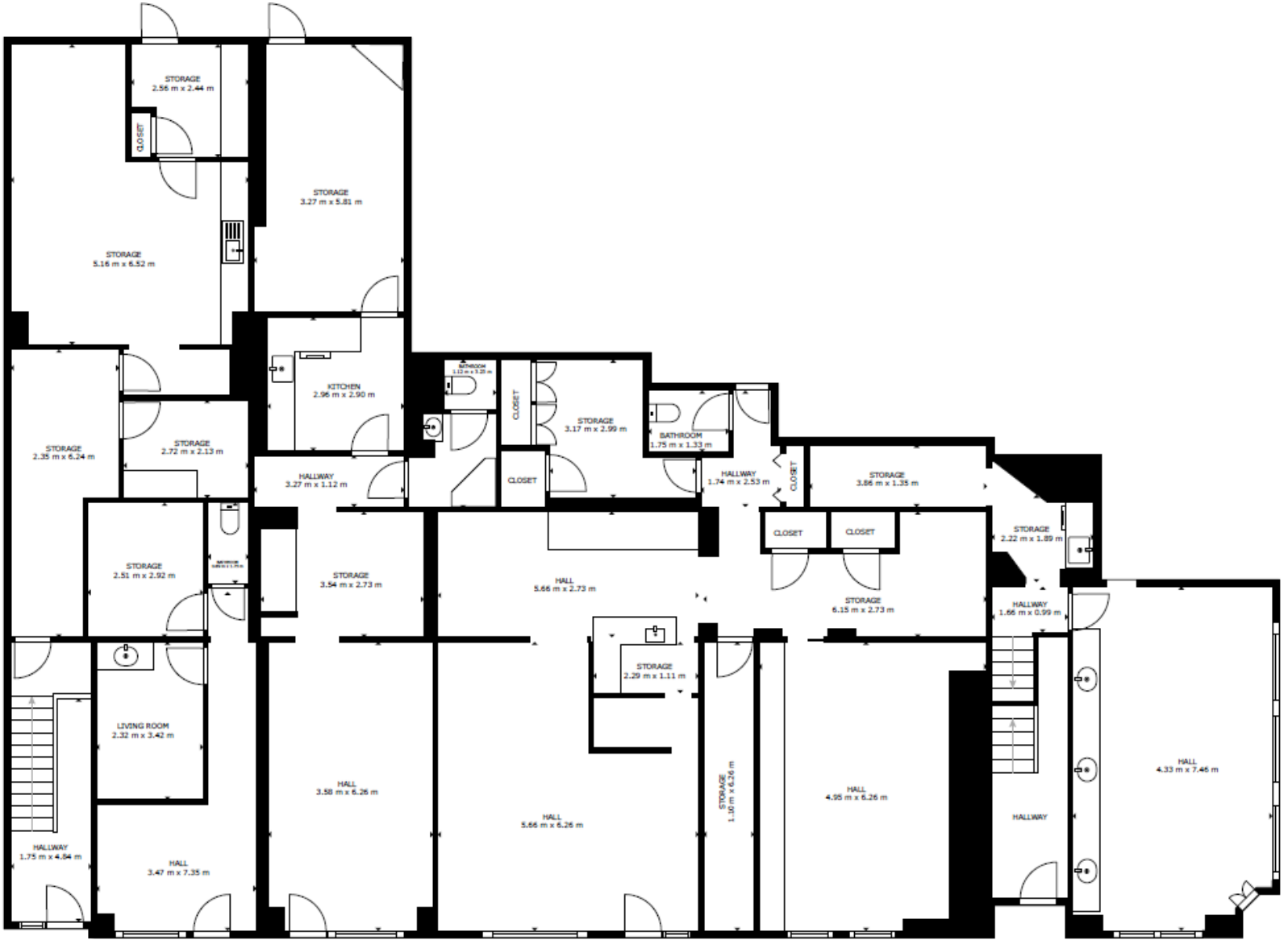




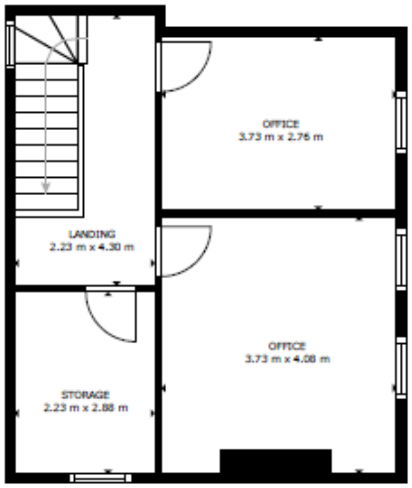

MEET




Basement




Ground Floor




Second Floor




First Floor



https://my.matterport.com/show/?m=SYnpwcVoQYq