



Wareing & Company
Commercial Property Experts

FOR SALE

Freehold
Residential and
Commercial
Development
Opportunity.



17A Spon Street, Coventry, CV1 3BA

Gross Development Area C. 6,500 sq ft (603.86 m²)
Offers In The Region of £750,000



Property Highlights

- » Listed premises in the heart of the City Centre of Coventry.
- » Detailed planning consent for conversion into 5 apartments, plus retail unit.



Location

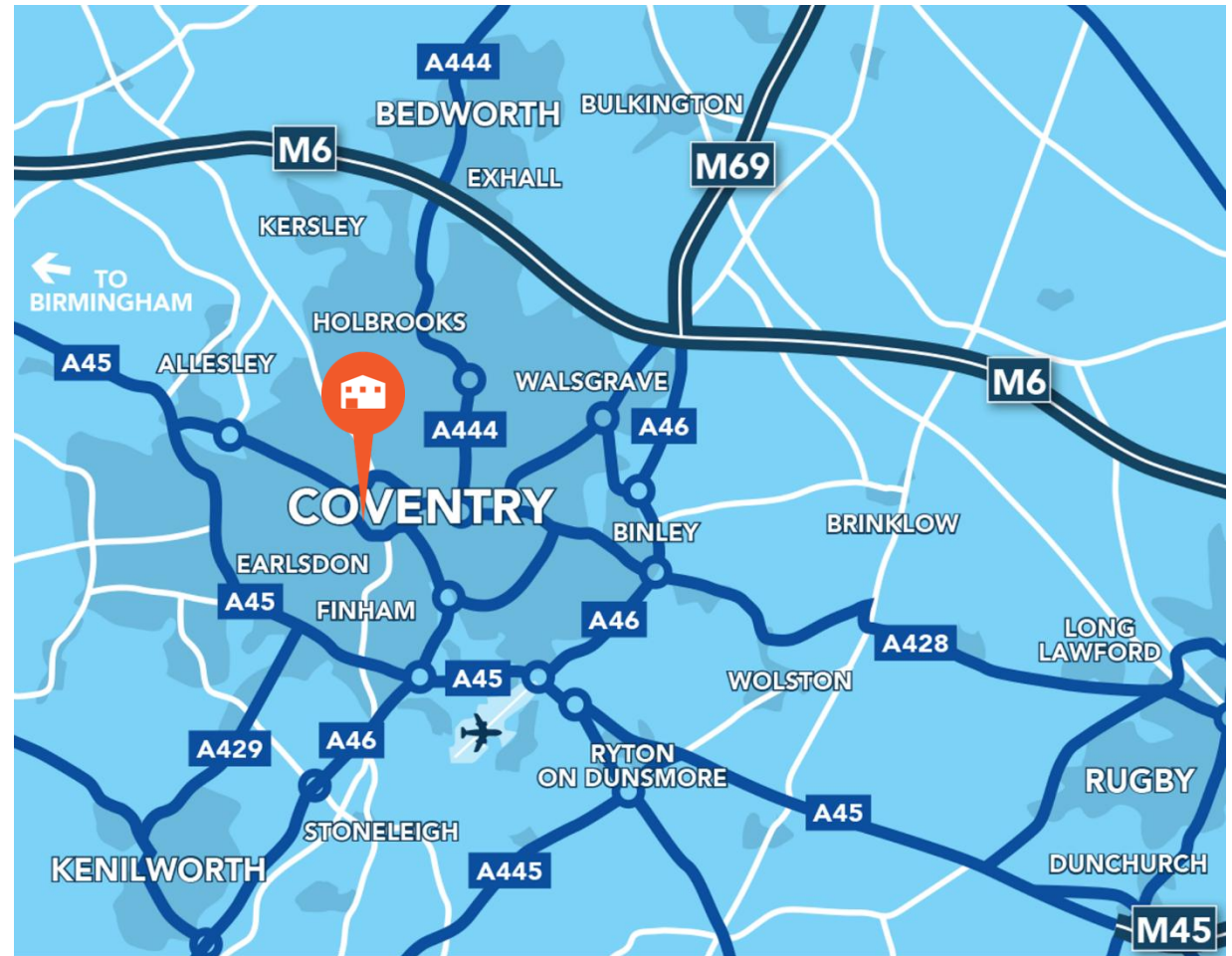
The property is located in Spon Street, an historic area with many varied period and Listed buildings.

Spon Street occupies a prominent and highly accessible position within the western part of Coventry City Centre.

The building is located just behind the former IKEA store (currently under refurbishment) and is surrounded by a range of commercial, leisure and hospitality premises.

Spon Street is a dead end and there is on street time limited car parking permitted.

The location benefits from excellent road connectivity with Spon Street linking directly into the wider city centre highway network and the A4053 Coventry Ring Road. The Ring Road provides rapid access around Coventry and connects with principal arterial routes serving the city and wider West Midlands.



Description

To the Spon Street frontage there is shop front with rendered walls at ground level and to the first-floor elevation there are 4 x UPVC windows. Side doorway accessing a side passageway.

Internally, the accommodation comprises reception salon area with fitted counter, rear store and external access.

Front salon - 10.85m x 4.24m

Rear salon - 8.725m x 4.611 m

Strip lights to ceiling, laminate flooring, gas central heating throughout, exposed timber beams.

Rear lobby - 5.085m x 6.037m (with rear bar area with fitted bar and ceiling lights). Rear toilets and separate kitchen area.

Boiler room housing wall mounted gas fired boiler. Door to rear.

Internal stairs leading to:-

First floor room - 6.12m x 9m (previously used as photographic studio). Double glazed windows to rear, laminate flooring and raised sale area.

Second room - 6.59m x 5.66m (No natural light).

Further internal staircase leading to first floor landing with door providing access to formerly mentioned photographic studio, WC with wash-hand basin.

Central room - 10.74m x 5m (with exposed roof timbers and laminate flooring).

Inner landing with door to fire exit.

Front room - 5.4m x 4.33m

Front room 2 - 3.711m x 5.43m

Open staircase leading to 2nd floor attic rooms.

Room 1 - 4.49m x 5.35m (exposed wall timbers)

Room 2 - 3.62m x 5.64m

Outside at the rear is a small courtyard garden area with permissive fire exit right of access over adjoining property.





Wareing & Company



Services

We understand that all mains services are either connected to the property or are available for connection to the property. Wareing & Company have not tested any apparatus on site and therefore, cannot verify the conditions. Interested parties are advised to make their own enquiries.

Planning

Enquiries should be made of Planning Department, Coventry City Council on 02476 831109. A copy of the planning consent and scheme for the refurbishment of the building to comprise 5 flats and a commercial element are attached.

EPC

C62 - A copy can be made available upon request.

Business Rates

Rateable Value:

Ground Floor	£13,750
1 st and 2 nd Floors	£12,250

Price

Offers in the region of £750,000 are invited for the freehold interest subject either to vacant possession or a leaseback of the ground floor commercial premises.

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 agent.



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**PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990
TOWN & COUNTRY PLANNING (LISTED BUILDING & BUILDING
IN CONSERVATION AREAS) REGULATIONS 1990**

Application No. PL/2026/0000334/LBC
Registered on: 02/03/2026
Site at: 17 Spon Street, Coventry CV1 3BA
Description of proposed works: Listed building consent for conversion of the rear and upper floors of 17 Spon Street, to create 5 self-contained residential flats (Use Class C3), with retention of a commercial hair salon (Use Class E) on the ground floor.

Delegated decision on **27/04/2026**

Coventry City Council, as Local Planning Authority, **CONSENT** to the works proposed in your application, subject to the following conditions (s):-

1: The works hereby approved shall begin not later than 3 years from the date of this consent.

Reason: To conform with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

2: The works hereby approved shall be carried out in strict accordance with the details in the application documentation and shown on the following approved plans: The development hereby permitted shall be carried out in accordance with the following approved plans:

001/2504 Rev A Proposed Elevations.

001/2505 Rev A Ground Floor
001/2506 Rev B First Floor
001/2507 Rev A Second Floor
001/2508 Rev A Design and Assess Statement
001/2509 Rev B Heritage Statement
001/2510 Rev A Planning Statement
001/2013 Rev A First Floor MVHR Schematic
001/2014 Rev A Second Floor MVHR Schematic
001/2016 Rev A Second Floor Acoustic Mitigation
001/2017 Rev A First Floor Acoustic Mitigation
001/2018 Rev A Ground Floor Acoustic Mitigation
001/ 2019 Truss/ Partition Intersection Detail
Noise Impact Assessment BS 8233 & ProgPG Assessment at 17 Spon Street, Coventry

Reason:

For the avoidance of doubt and to ensure that any works are carried out only in accordance with the terms of this permission in the interests of protecting this heritage asset in accordance with Policy HE2 of the Coventry Local Plan 2016

3:

Other than where specified on the approved plans, no facing and roofing materials shall be used other than materials similar in appearance to those used predominantly in the construction of the exterior of the existing building.

Reason:

To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2017 and the emerging Local Plan.

In determining the application Coventry City Council have made the decision in a positive way to foster the delivery of sustainable development, working proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The decision has been taken having regard to the impact of the development, and in particular to the policies and proposals in the adopted Coventry Local Plan 2017 set out below, and to all relevant material considerations, including the National Planning Policy Framework, and Supplementary Planning Guidance.



Proposed Elevations

East Elevation



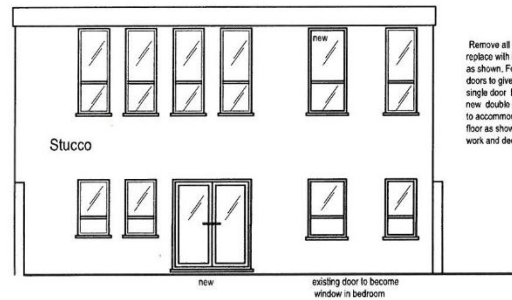
REVISIONS

Revision A
Alterations to rear elevation
including new double glazed
doors and existing door becomes
a window. Windows removed from
ground floor side elevation.

Form openings to accommodate new
timber windows as shown to first floor

Remove all windows and replace new
timber double glazed windows as shown

Remove existing timber staircase and replace with new steel stair with checker plate treads.
Replace hand rail on roof



Remove all existing plastic windows and
replace with new timber double glazed windows
as shown. Form new opening for double glazed
doors to give access to the garden. Existing
single door brickup to low level as shown with
new double glazed window above. Form opening
to accommodate new bedroom window to the first
floor as shown. Stucco existing common brick
work and decorate in Sandflox or similar.

South Elevation (Rear)



Remove all plastic windows to the first floor level and replace with new timber double glazed sash
windows as shown. Paint stucco, stairriser and shop front

North Elevation (Front)

Jones
Architectural
Design

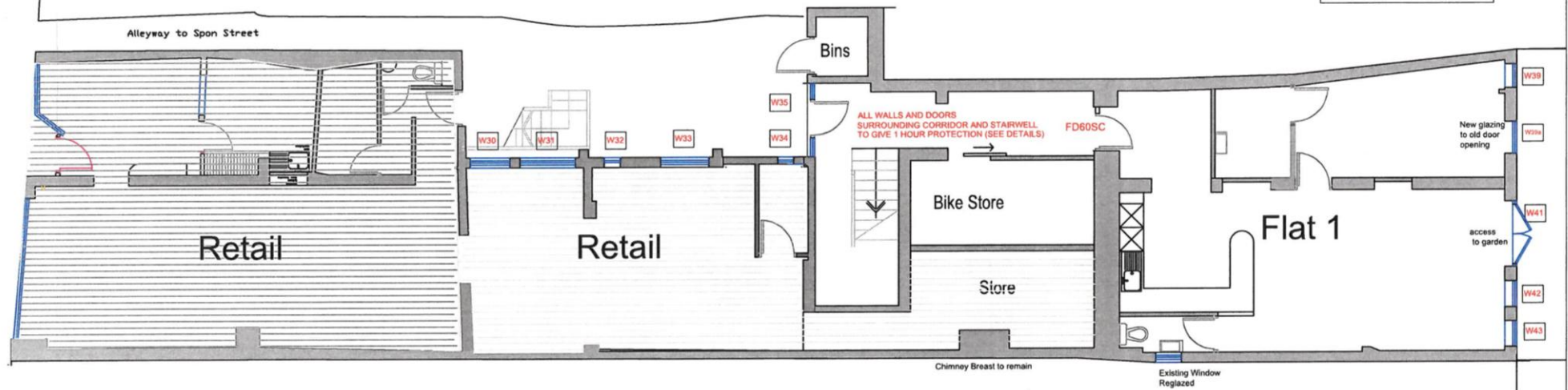
T: 07721 741462

E: Rhinogs47@gmail.com

Drawing	Revision	
Proposed Elevations to 17, Spon Street	001/2504A	
Address		
17, Spon Street Coventry, CV1 3BA		
Client		
Pete and Anita Johnson		
Date	Scale	Draw by
31/07/25	1:100 @ A3	RWJ

Proposed Ground Floor

Note: All walls & ceilings separating flats to conform to Building Regs. Part E & Part B.
Also, note that this drawing is for planning purposes only. Further detailed drawings will be required for a full Building Regulation Proposal.



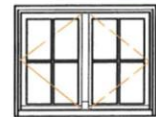
Window type W44 & W45

NO SECONDARY GLAZING
All windows bespoke timber framed unit containing 6 mm Low E glass/ 16 mm argon/ 6.8 mm Pilkington Optiglass™
**Expected Total Noise Reduction (Rw)
Approximately 37 -39 dB Rw



Window type W30 to W34

NO SECONDARY GLAZING
All windows bespoke timber framed unit containing 6 mm Low E glass/ 16 mm argon/ 6.8 mm Pilkington Optiglass™
**Expected Total Noise Reduction (Rw)
Approximately 37 -39 dB Rw



**All openings to be measured prior to manufacture.

Window type W39 and W42, W43

NO SECONDARY GLAZING
All windows bespoke timber framed unit containing 6 mm Low E glass/ 16 mm argon/ 6.8 mm Pilkington Optiglass™
**Expected Total Noise Reduction (Rw)
Approximately 37 -39 dB Rw



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Design

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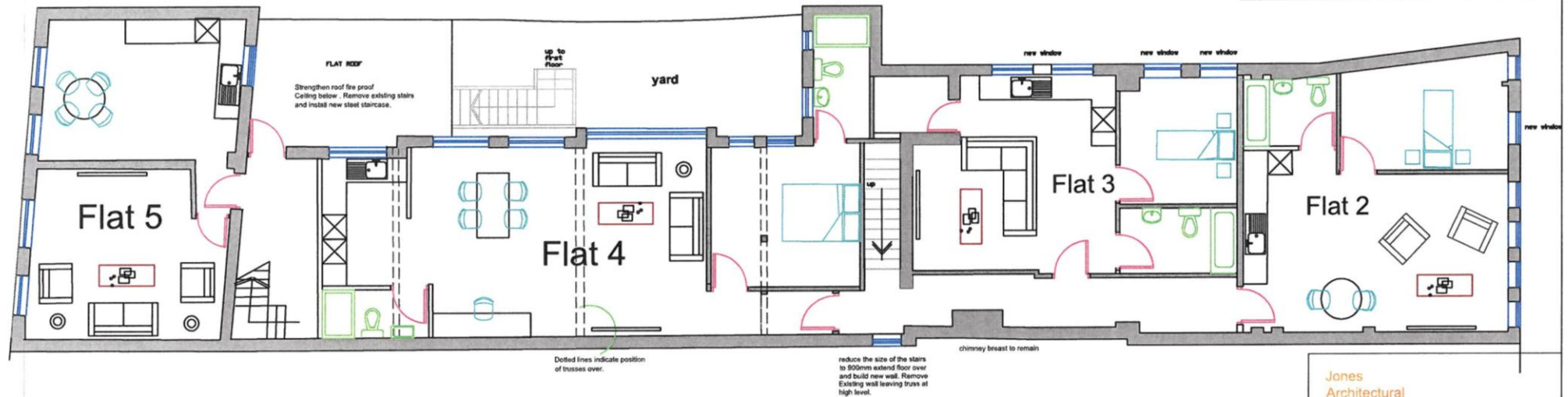
Drawing	Revision	
Proposed Ground Floor Acoustic Mitigation : Windows & Floor Details	001/2518A	
Address		
17, Spon Street Coventry, CV1 3BA		
Client		
Pete and Anita Johnson		
Date	Scale	Draw by
31/07/25	1:100 @ A3	RWJ



Proposed First Floor

Revision A
Alterations to Flats 3, 4 and 5
Flat 5 reconfigured no second
bedroom.
Flat 3 and 4 wc access improved

Revision B
Flat 1 removed so
so now only 5 Flats
Numbering of Flats
Changed Accordingly



Flat 2 42.71sq m 1b1p
Flat 3 40.43 sq m 1b1p
Flat 4 66.45 sq m 2b 2p
Flat 5 38.26 + 47.09 sq m 2b 4p

Jones
Architectural
Design

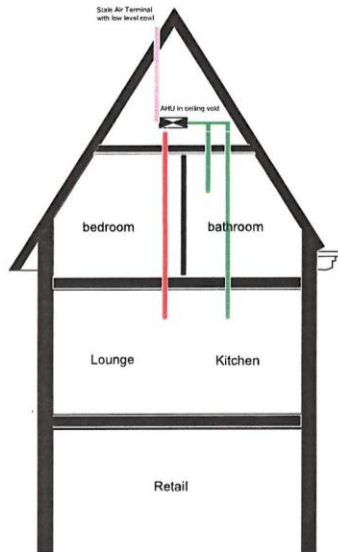
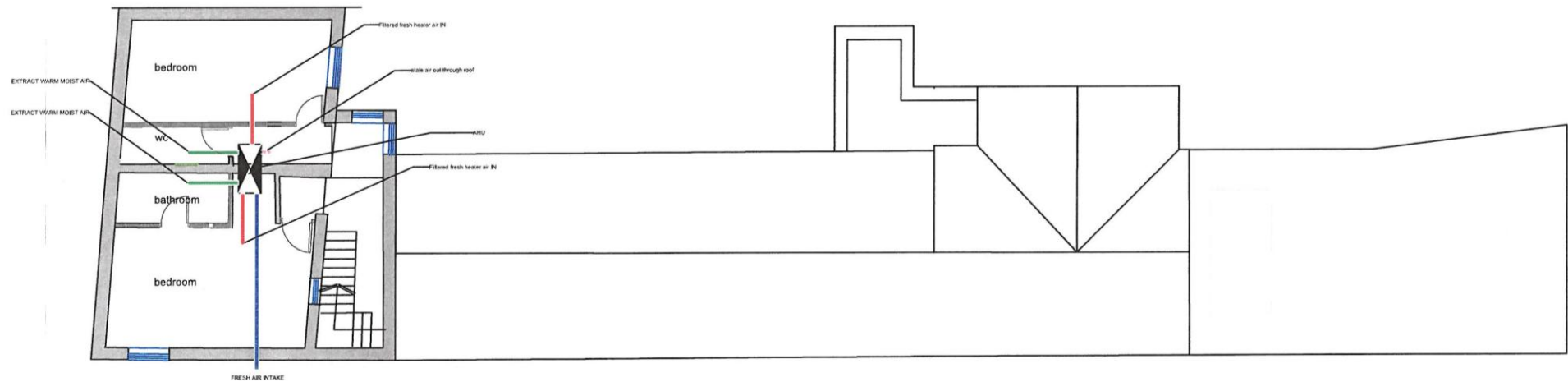
T: 07721 741462 E: Rhinogs47@gmail.com

Drawing			Revision
Proposed First Floor to 17, Spon Street			001/2506B
Address			
17, Spon Street Coventry, CV1 3BA			
Client			
Pete and Anita Johnson			
Date	Scale		Draw by
31/07/25	1:100 @ A3		RWJ



Proposed Second Floor

Flat 5



MVHR Specification for Flats 4 & 5

1. General Description

Provide a continuous whole-house Mechanical Ventilation with Heat Recovery (MVHR) system to serve:

Kitchen

Bathroom

Separate WC

Living areas

Bedrooms

Each flat shall have its own independent MVHR unit.

Systems shall be designed to:

Provide continuous background ventilation

Extract moist/labile air from wet rooms (bathroom, WC, kitchen)

Supply tempered fresh air to habitable rooms

Recover heat from extract air via high-efficiency heat exchanger

Minimise visual and fabric impact to the building's external appearance

2. MVHR Unit (Air Handling Unit)

Location

Units shall be ceiling-mounted within the available ceiling void above the bathroom or designated service zone. Access panels shall be provided for maintenance and filter replacement.

Performance Requirements

Heat recovery efficiency: $\geq 85\%$ (SAP Appendix Q listed product)

Specific Fan Power (SFP): Compliant with Part F 2021

Summer bypass: Automatic, 100% bypass

Frost protection: Integral

Acoustic: 100% internal to unit casing

Innovative Acoustics Manufacture

Velocity

Notes

Zone/Room Group

Final selection subject to SAP and acoustic calculations.

3. Design Airflow Rates

Designed in accordance with Approved Document F (Systems 4 – MVHR).

Continuous Extract Minimum Rates (per dwelling)

Kitchen: 15 l/s

Bathroom: 8 l/s

Separate WC: 6 l/s

Whole dwelling ventilation rate to be calculated based on:

Floor area

Number of bedrooms

Occupancy assumption ($n = 1$ rule)

Compensated rates shall not be less than regulatory minimum.

4. Ductwork

General

Rigid or semi-rigid rigid duct system preferred

Air leakage (class minimum Class B)

All joints sealed

Ducts installed where passing through unheated zones

Layout

Extract from: Bathroom, WC, kitchen (ceiling valves)

Supply to: Living room and bedrooms

Duct routes to be coordinated to:

Avoid disturbance to historic timber flooring

Avoid penetration to primary listed facades where possible

Utilise internal roof slope or rear elevation for terminations

5. External Terminals

Due to Grade II listed status:

External pipes to rear elevation only (subject to conservation approval)

Colour matched to background substrate

Low-profile cowls. Wall or cornice shall incorporate heat mesh.

Penetrations through mortar joints where feasible (not through historic stone/render)

6. Controls

Each flat to have:

3-speed controller (On/Off / Normal / Boost)

Local boost via:

Bathroom light switch

WC light switch

Kitchen manual switch or humidity sensor

Run time timer adjustable (5–30 minutes)

Optional:

Humidity sensor automatic boost

System noise levels shall not exceed:

30 dB(A) in bedrooms (night mode)

35 dB(A) in living areas

Measures:

Acoustic insulation

Acoustic flexible duct connections

Attenuation where required

Particular care required due to lightweight historic structure.

8. Fire & Building Control Compliance

Fire dampers where ducts penetrate fire compartments

Inter-ventilator controls where required

Maintain integrity of protected escape routes

Installation compliant with Building Regulations Parts F, B, L & O (where applicable)

9. Commissioning

Contractor shall:

Balance system

Record airflow at each valve

Provide commissioning certificate

Provide O&M manual

Demonstrate system operation to end user

10. Maintenance Requirements

GAFF filter minimum

Filter change interval: 6–12 months

Clear access hatch minimum 600 x 400 mm

User guide to include filter replacement procedure.

11. Coordination Notes (Specific to Flats 4 & 5)

Both flats include a bathroom and separate WC – both to have dedicated extract valves

Ceiling void above wet rooms suitable for horizontal MVHR unit

Ensure minimum 250mm clear maintenance access zone

Confirm ceiling void depth prior to final unit selection

Condensate drain to be trapped and connected to internal waste stack

Jones Architectural Design		
T: 07721 741462 E: Rhinogs47@gmail.com		
Drawing		Revision
Proposed Second Floor MVHR Schematic		001/2513 A
Address		
17, Spon Street Coventry, CV1 3BA		
Client		
Pete and Anita Johnson		
Date	Scale	Draw by
31/07/25	1:100 @ A3	RWJ

