



Wareing & Company
Commercial Property Experts

For Sale

Freehold

Former Smack
Nightclub



5-9 Tavistock Street, Leamington Spa, CV32 5PJ

4,295 sq ft (399 sqm)
Price Upon Application



Property Highlights

- » Development opportunity for bespoke student apartment scheme providing (currently) a total of 32 bedrooms.
- » Planning consent obtained 23rd June 2026.
- » Listed Building Consent dated 2nd July 2026 .
- » Close to Town Centre with easy access to bus routes and amenities.

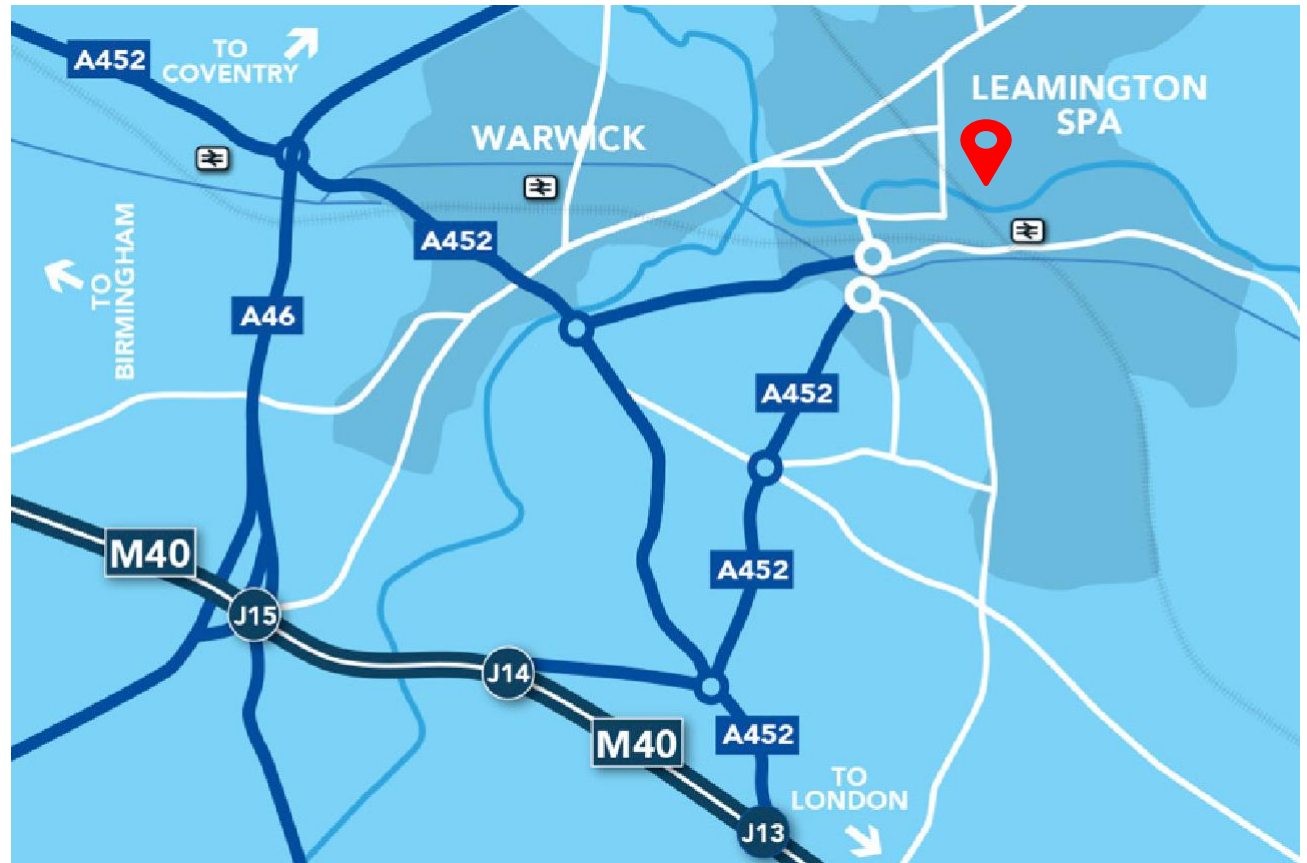


Location

The property is located in the heart of Leamington Spa Town Centre at the north end of Tavistock Street, just south of the junction with Clarendon Avenue.

Tavistock Street is one way, south to north, with on street car parking and the Covent Garden Car Park immediately adjacent (currently subject to redevelopment / refurbishment).

The building is a short walk from Parade, the main trading street in Leamington Spa along which buses travel approximately every 10 minutes linking the town to Warwick University, Coventry.





Description

The property comprises a Listed period building, principally ancillary accommodation to Parade fronting properties but for many decades separately owned and utilised for a variety of commercial purposes, most recently for the past 30 years as a nightclub.

The building comprises 2 storey detached brick and slate property with internal steel frame, having been modified for the nightclub use significantly in the past.

There are two archways providing access to car parking at the rear that serves the Parade fronting properties.

Current 2 storey club has accommodation on both levels with direct access from Tavistock Street and totals c. 4,295 sq ft (399 sqm).

A planning consent has been obtained (dated 23 June 2026) for the retention of the existing facade and construction of a new building containing 7 purpose-built student accommodation apartments to provide 32 bedrooms.

The accommodation is laid out over 4 levels.

Accommodation

Floor	Accommodation
Ground Floor	5 bedrooms plus communal accommodation, cycle store, plant room, entrance lobby
First Floor	10 bedrooms, communal accommodation
Second Floor	10 bedrooms, communal accommodation
Third Floor	7 bedrooms, communal accommodation

Note: All bedrooms have ensuite facilities designed in.



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor



Proposed Third Floor



Planning

A copy of the planning consent and Listed Building Consent are attached. Listed Building Consent was obtained as the property was considered to be within the environments of the originally Listed building fronting Parade.

EPC

C52 – a copy can be made available.

Business Rates

The property is assessed for rating purposes as follows:

Rateable Value: £37,250

Demand

A report confirming the demand for student accommodation within the heart of Leamington Spa can be made available on request.

This shows that there are very few purpose built student facilities within the Town which still remains the most attractive location for off campus student accommodation for students based at both Warwick University and Coventry University.

Price

On application to sole selling agents.

VAT

The property is not elected for VAT.

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.



Bill Wareing FRICS

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bill@wareing.co



Olly Baumfield

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Wareing & Company

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WARWICK DISTRICT COUNCIL Notice of Decision of District Planning Authority

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

BNP Architects
3 Mary Street
Birmingham
B3 1UD

Planning Permission : GRANTED

Application Reference: W/26/0090
millie.flynn@warwickdc.gov.uk

Notice is hereby given that Planning Permission is GRANTED for:

Retention of existing facade and construction of a new building containing seven purpose-built student accommodation apartments (to provide a total of 32no. bedrooms) and associated works.

at 5-9 Tavistock Street, Leamington Spa, CV32 5PJ

for Ni Ann Ltd in accordance with the application submitted on 23/01/26.

Subject to the following condition(s):

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) '2691.2.1000 B', '2691.3.1001 B', '2691.3.1002 B', '2691.3.1003 C', '2691.3.1004 C', '2691.3.1005 C', '2691.3.2000 B', '2691.3.2001 C', '2691.3.2002 C' and '2691.3.2003 B' and specification contained therein, submitted on 15th May 2026. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

Pre-Commencement Condition:

- 3 No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

1. Limit the discharge rate generated by all rainfall events up to and including the 1 in 100 year (plus an allowance for climate change) critical rain storm to the QBar Greenfield runoff rate of 0.3l/s for the site in line with the approved surface water drainage strategy (ref: 5675-TAVI-ICS CO-C-03.003A, dated 4th February 2025).

2. Where the drainage scheme proposes to connect into a 3rd party asset, for example a public sewer, further information should be provided regarding the ownership, purpose, location and condition of this asset along with confirmation of the right to connect into it. This could take the form of an agreement under Section 106 of the Water Industry Act (1991).

3. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme.

4. Provide detail drawings including cross sections, of proposed features such as attenuation features, and flow control structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.

5. Provide detailed, network level calculations demonstrating the performance of the proposed system. This should include:

a. Suitable representation of the proposed drainage scheme, details of design criteria used (incl. consideration of a surcharged outfall), and justification of such criteria where relevant.

b. Simulation of the network for a range of durations and return periods including the 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% climate change events.

c. Results should demonstrate the performance of the drainage scheme including attenuation storage, flows in line with agreed discharge rates, potential flood volumes and network status. Results should be provided as a summary for each return period.

d. Evidence should be supported by a suitably labelled plan/schematic (including contributing areas) to allow suitable cross checking of calculations and the proposals.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity.

- 4 No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment (5675-TAVI-ICS-CO-C-03.003A) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority in consultation with the LLFA. The details shall include:

1. Demonstration that any departure from the agreed design is in keeping with the approved principles.



2. As-Built Drawings and accompanying photos
3. Results of any performance testing undertaken as a part of the application process (if required / necessary)
4. Copies of any Statutory Approvals for discharges etc.
5. Confirmation that the system is free from defects, damage and foreign objects

Reason: To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy.

- 5 No occupation and subsequent use of the development shall take place until a detailed, site specific maintenance plan is provided to the LPA in consultation with the LLFA. Such maintenance plan should

1. Provide the name of the party responsible, including contact name, address, email address and phone number
2. Include plans showing the locations of features requiring maintenance and how these should be accessed.
3. Provide details on how surface water each relevant feature shall be maintained and managed for the life time of the development.
4. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance

Reason: To ensure the future maintenance of the sustainable drainage structures.

- 6 The development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved has been submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **Reason:** To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of Policy FW3 of the Warwick District Local Plan 2011-2029.

- 7 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

- 8 The development hereby permitted shall not be occupied unless and until the noise mitigation measures have been completed in full accordance with the following approved details:

Acoustics assessment report prepared by Peninsular Acoustics (dated February 2026, Ref. PA1723) submitted on 24th April 2026.

Thereafter those measures shall be maintained in accordance with the aforementioned details in perpetuity.

Reason: To protect the amenities of the future occupiers of the property in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

- 9 The development hereby permitted shall be carried out in strict accordance with the details set out in the approved Energy Statement (dated 15th January 2026) submitted to the Local Planning Authority on 23rd January 2026.

No dwelling hereby permitted shall be occupied unless and until a Verification Report to demonstrate that the as-built performance of the constructed dwelling complies with the approved Energy Statement has been submitted to and approved in writing by the Local Planning Authority.

The Verification Report shall include

- SAP calculations of the constructed dwelling(s).
- Results of the measured air permeability tested in accordance with the procedures set out in TM23 (and reported as part of compliance with Section 7, Part L of Buildings Regulations).
- Accredited construction detail performance as confirmed by infra-red thermographic survey and selective borescope surveys or other method as agreed in writing by the LPA.
- Logbook provided to demonstrate that ventilation and heating systems are installed and operating correctly, and a user guide on how these are to be used in operation of the building.

Reason: To ensure that the constructed building(s) meet the standards set by Policy NZC1 of the Warwick District Net Zero Carbon Development Plan Document.

- 10 No development shall be carried out above slab level unless and until large scale details of doors, windows (including a section showing the window reveal, heads and sill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details. **Reason:** To ensure a high



standard of design and appearance for this Listed Building, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.

- 11 The development hereby permitted shall not be occupied unless and until the odour mitigation measures have been completed in full accordance with the following approved details:

Acoustics assessment report prepared by Redmore Environmental (dated 24th April 2026, Ref. 10396r2) submitted on 24th April 2026.

Thereafter those measures shall be maintained in accordance with the aforementioned details in perpetuity.

Reason: To protect the amenities of the future occupiers of the property in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

Your attention is drawn to the following notes:

- Note 1 Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010 making them a European Protected Species. It is a criminal offence to recklessly disturb or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from Natural England on 0300 060 3900 or enquiries@naturalengland.org.uk. If evidence of bats is found during works, work should stop immediately, and Natural England must be contacted for advice on the best way to proceed.
- Note 2 Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act. The main nesting season, lasts approximately from March to September, so work should ideally take place outside these dates if at all possible. NB. Birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts, especially if during the breeding season.

The Council positively encourages potential applicants and their representatives to take up the pre-application services offered by the Council. In reaching this decision the Council has sought, via the offer of the provision of pre-application advice, to work proactively with the applicant(s) and their representatives in order to foster the delivery of sustainable development, in accordance with the requirements of the National Planning Policy Framework.

Dated: 23/06/2026

Development Manager
(Authorised Officer of the Council)



Date Dispatched: 23/06/2026

Any pre-commencement conditions listed on this decision notice must be discharged **before works commence on site**. Failure to do this may mean implementation of planning permission is unlawful.

IT IS IMPORTANT THAT YOU READ THE ATTACHED ADVICE TO APPLICANTS.





WARWICK DISTRICT COUNCIL Notice of Decision of District Planning Authority

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

BPN Architects
3 Mary Street
Birmingham
B3 1UD

Listed Building Consent : GRANTED

Application Reference: W/26/0091/LB
millie.flynn@warwickdc.gov.uk

Notice is hereby given that Listed Building Consent is GRANTED for:

Retention of existing facade and construction of a new building containing seven purpose-built student accommodation apartments (to provide a total of 32no. bedrooms) and associated works.

at 5-9 Tavistock Street, Leamington Spa, CV32 5PJ

for Ni Ann Ltd in accordance with the application submitted on 23/01/26.

Subject to the following condition(s):

- 1 The works hereby permitted shall begin not later than three years from the date of this consent. **Reason:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 The works hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) '2691.2.1000 B', '2691.3.1001 B', '2691.3.1002 B', '2691.3.1003 C', '2691.3.1004 C', '2691.3.1005 C', '2691.3.2000 B', '2691.3.2001 C', '2691.3.2002 C' and '2691.3.2003 B' and specification contained therein, submitted on 15TH May 2026. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policy HE1 of the Warwick District Local Plan 2011-2029.

Pre-Commencement Condition:

- 3 No development including demolition works shall take place until a Method Statement detailing the demolition works has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include details of how the front façade will be retained. The development shall proceed only in full accordance with the approved details. **Reason:** To minimise harm to historic fabric and ensure a high standard of design and appearance for this Listed Building, to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.
- 4 No development shall be carried out above slab level unless and until

samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. Reason: To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

- 5 No development shall be carried out above slab level unless and until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details. Reason: To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029. (LB).

The Council positively encourages potential applicants and their representatives to take up the pre-application services offered by the Council. In reaching this decision the Council has sought, via the offer of the provision of pre-application advice, to work proactively with the applicant(s) and their representatives in order to foster the delivery of sustainable development, in accordance with the requirements of the National Planning Policy Framework.

Dated: 02/07/2026

Development Manager
(Authorised Officer of the Council)

Date Dispatched: 02/07/2026

Any pre-commencement conditions listed on this decision notice must be discharged **before works commence on site**. Failure to do this may mean implementation of planning permission is unlawful.

IT IS IMPORTANT THAT YOU READ THE ATTACHED ADVICE TO APPLICANTS.

