

For Sale

1 Warwick Street

Leamington Spa • CV32 5LW

- Substantial Detached Mixed Use Commercial Building.
- Comprising; ground floor vehicle repair and service centre let to Kwik Fit Ltd at an Annual Rent of £32,000 excl. subject to Review 24.6.25.
- Vacant Office premises across first, second, third and fourth floor.
- Previous planning consent for conversion to 17 apartments.
- Decked Car Park on Upper Grove Street Accommodation Available:

14,485 Sq Ft (1,354.92 Sq M)

O.I.R.O £2,500,000 excl.

Location

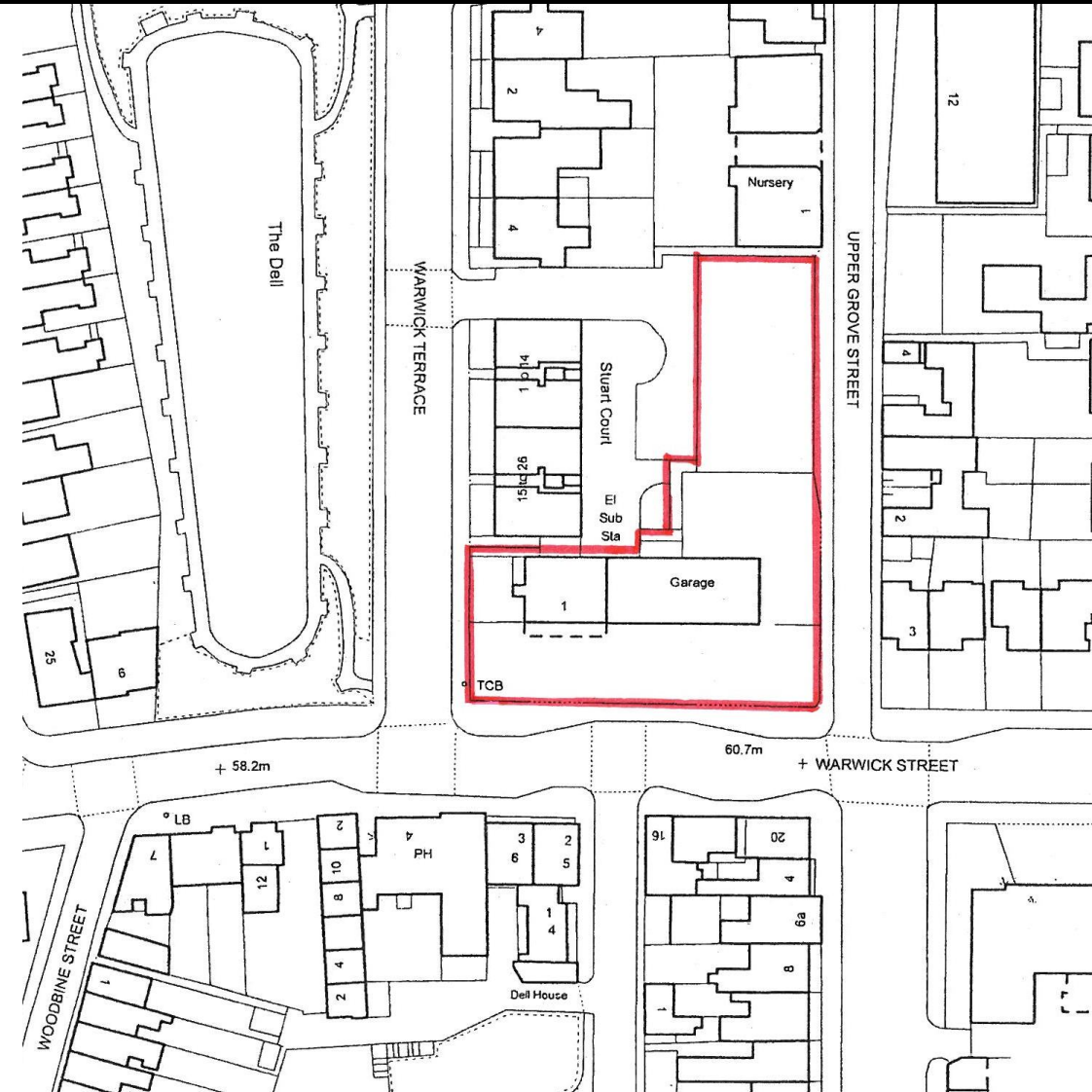
Located on the sought-after Warwick Street, between Upper Grove Street and Warwick Terrace, this property occupies a prominent position within the heart of Royal Leamington Spa. Just a short walk from The Parade and within easy reach of local parks, independent shops, and excellent transport links, the site is ideally positioned for high-quality residential development or conversion.

The surrounding area is defined by attractive Regency and Victorian architecture, with a well-established character and consistent demand for town centre living. The street itself offers a quieter, more residential feel than the main retail core, while still benefiting from close proximity to a full range of amenities — including cafes, boutiques, supermarkets, and health & wellness services.

This part of Leamington Spa has seen a strong track record of successful residential conversions and infill developments, particularly involving upper floors above commercial premises, and the creation of high-spec apartments or mews-style housing. Local market dynamics continue to be driven by young professionals, downsizers, and investors, all drawn to the town's lifestyle offering and connectivity.

Leamington Spa consistently ranks as one of the most desirable towns in the UK to live in, offering a unique blend of green space, cultural heritage, and urban convenience. Jephson Gardens, Pump Room Gardens, and Clarendon Square are all within walking distance, contributing to the area's enduring appeal. The property is also well-connected, with Leamington Spa Railway Station approximately a 10–12 minute walk away, providing direct links to London Marylebone (approx. 70 minutes), Birmingham, and Oxford.

With strong local planning precedents and robust residential demand, 1 Warwick Street represents a compelling opportunity for residential developers seeking to deliver a bespoke, design-led scheme in a high-value, characterful town centre location.





Description

- **Detached mixed-use building comprising:**
 - Ground floor tyre and exhaust fitting centre with forecourt parking (additional bay constructed at rear of property).
 - Four upper floors of vacant office accommodation (separately accessed).
 - Purpose-built in the 1970s, occupying a prominent town centre site.
 - Site area approx. 0.524 acres.
- **Access and Parking:**
 - Ground floor: dual vehicular access from Warwick Street.
 - Upper floors: accessed via rear entrance from Warwick Terrace and from rear of building via car park on Upper Grove Street.
 - Surface car parking to rear; additional decked car park held under separate legal agreement.
- **Planning & Development Potential:**
 - Previously granted planning consent for 17 residential flats (Ref: W/13/0994).
 - Strong precedent for residential conversion of upper floors in the immediate area.
 - Potential for redevelopment, rooftop extension, or reconfiguration (subject to planning).
- **Structural Notes:**
 - Structural surveys have identified the presence of High Alumina Cement (HAC).
 - Engineering assessment and remedial works will be required as part of any redevelopment.
- **Opportunity:**
 - Ideal for residential developers seeking a centrally located, characterful building.
 - Close proximity to town centre amenities, transport links, and green spaces.
 - Scope to create a high-quality apartment scheme in one of the Midlands' most desirable towns.

Accommodation

Floor	Size Sq. Ft.	Size Sq. M.
Ground (Kwik Fit)	2,950 (approx.)	274.06 (approx.)
First	1,204	111.84
Second	4,387	407.53
Third	4,387	407.53
Fourth	1,657	153.96
Total	14,485	1,354.92

Note: these floor areas are Gross Internal Area.

A copy of floorplans for both the existing use and proposed residential scheme are enclosed at the end of these particulars.

Services

We understand that all mains water, gas, electricity and drainage services are connected to the site 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

The property falls within Use Class E (Commercial, Business and Service). This includes the ground floor tyre and exhaust fitting centre and the vacant office accommodation on the upper floors, all forming part of a single Class E use.

There has previously been a planning consent for conversion of the upper floors to 17 flats, Ref W/13/0994. Detailed plans attached.

Business Rates

Ground Floor Ratable Value: £42,000

Upper floor Rateable Value: £55,000

EPC

To follow

Tenure

The building is to be sold freehold.

The ground floor premises are let on a 10 year lease from 25th June 2025. Rent reserved is £32,000 per annum subject to a Day 1 Rent Review at the 24th June 2025. Rent Review Notice has been served on the Tenant at a rent of £50,000 per annum. The Tenant is responsible for keeping the property in good and substantial repair and condition and for internal and external decoration. There is a licence granted for the extension of the premises dated 9th July 2010.

The Upper floors are being sold with Vacant Possession.

There is a decked car park to Upper Grove Street which is part of the freehold Title and subject to a lease to Stonewater Housing Association in respect of the lower car park which requires the Tenant to maintain the structure of the upper floor deck.

Price

Offers in the region of £2.5M are invited for the benefit of the freehold of the property.

VAT

The Vendors reserve the right to elect the property 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.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill.wareing@wareingandcompany.co.uk



Jonathan M Blood MRICS

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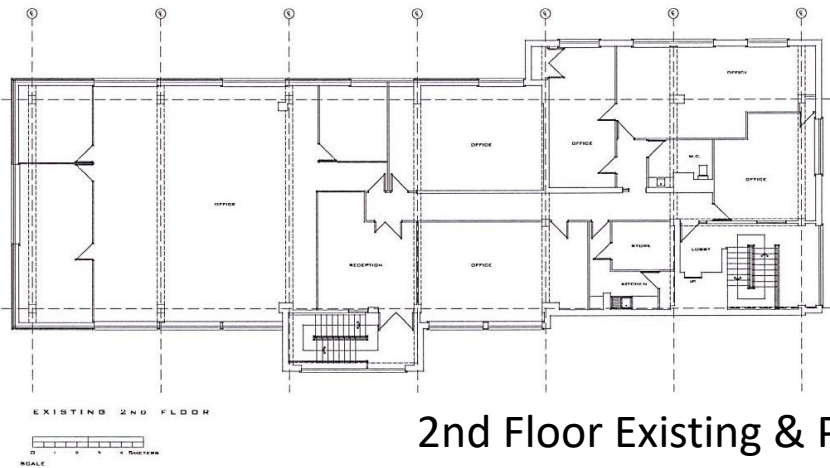
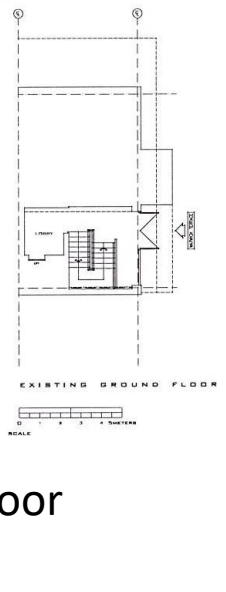
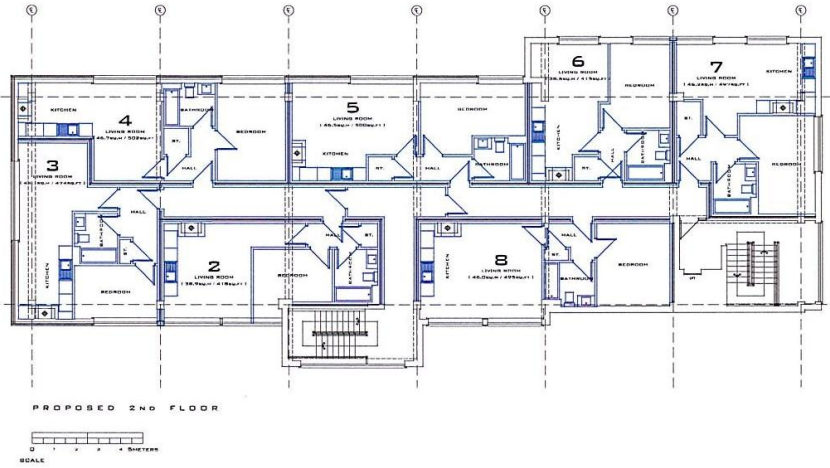
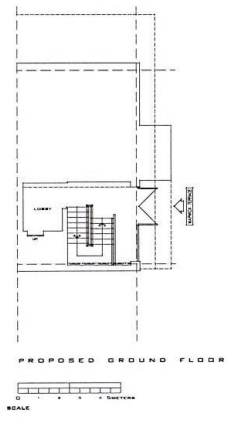
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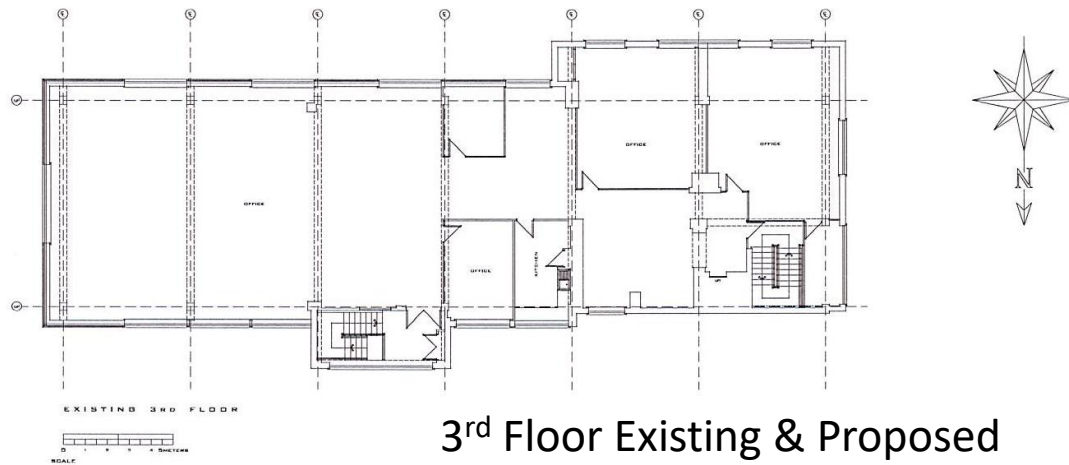
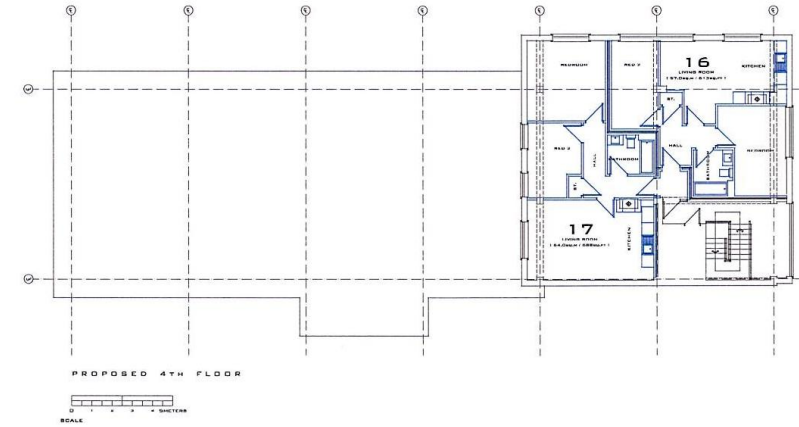
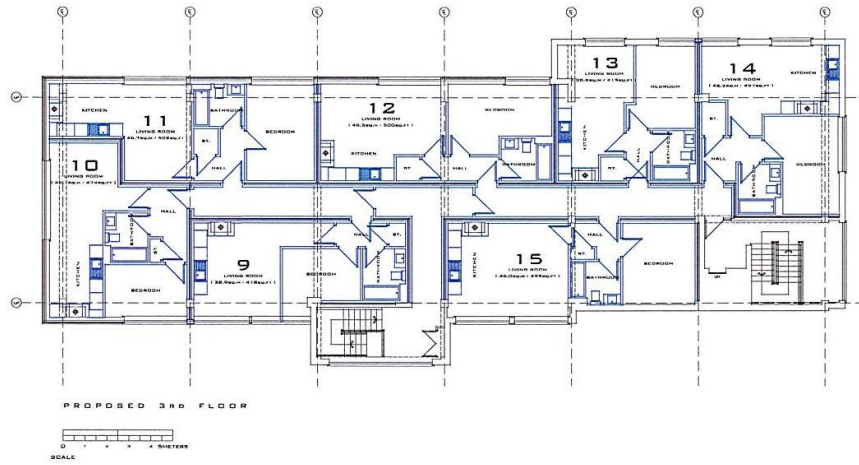
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Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk

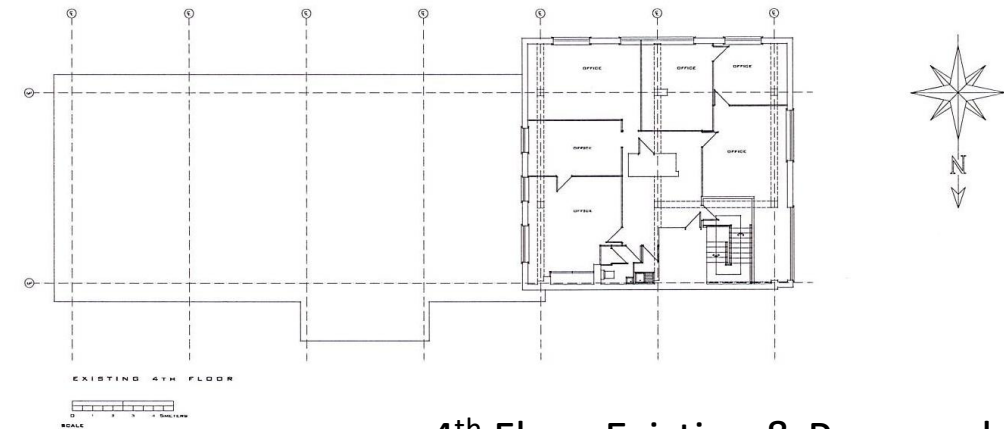








3rd Floor Existing & Proposed



4th Floor Existing & Proposed