



Sanderson  
Weatherall

# FOR SALE Freehold Mixed-Use Investment

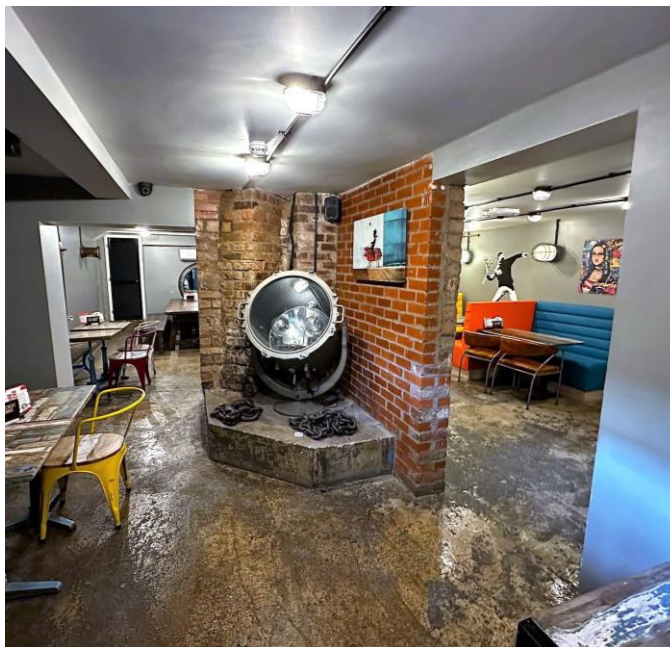
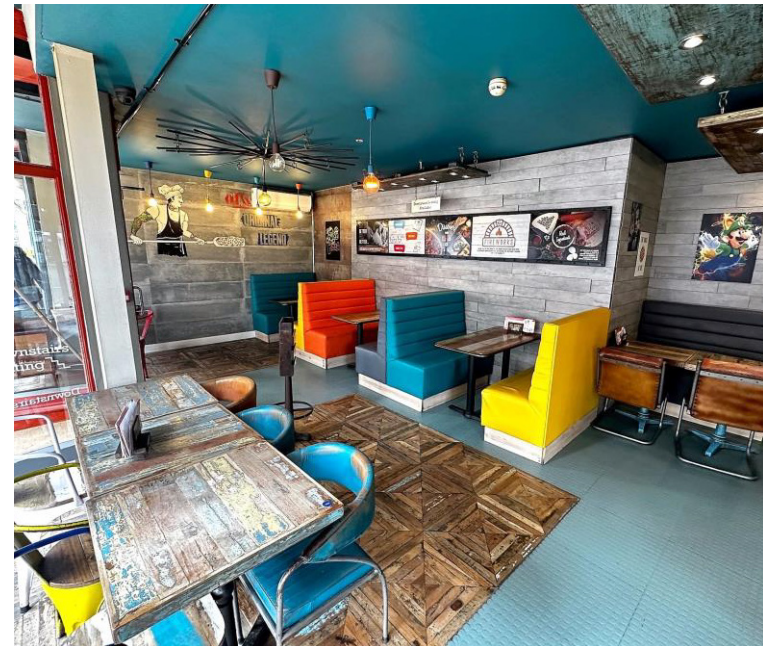
- Comprising restaurant at ground floor and basement, 3 x 1 bed apartments and 3 x 2 bed apartments.
- Current net income: **£123,290 per annum.**
- Ground floor and basement restaurant premises let to 2034.
- Good secure rental income from 6 self-contained upper floor apartments.
- **Proposal Sale Price: 1.4M excl.** showing a net initial yield of 8.33% following usual purchaser's costs of 5.75%.



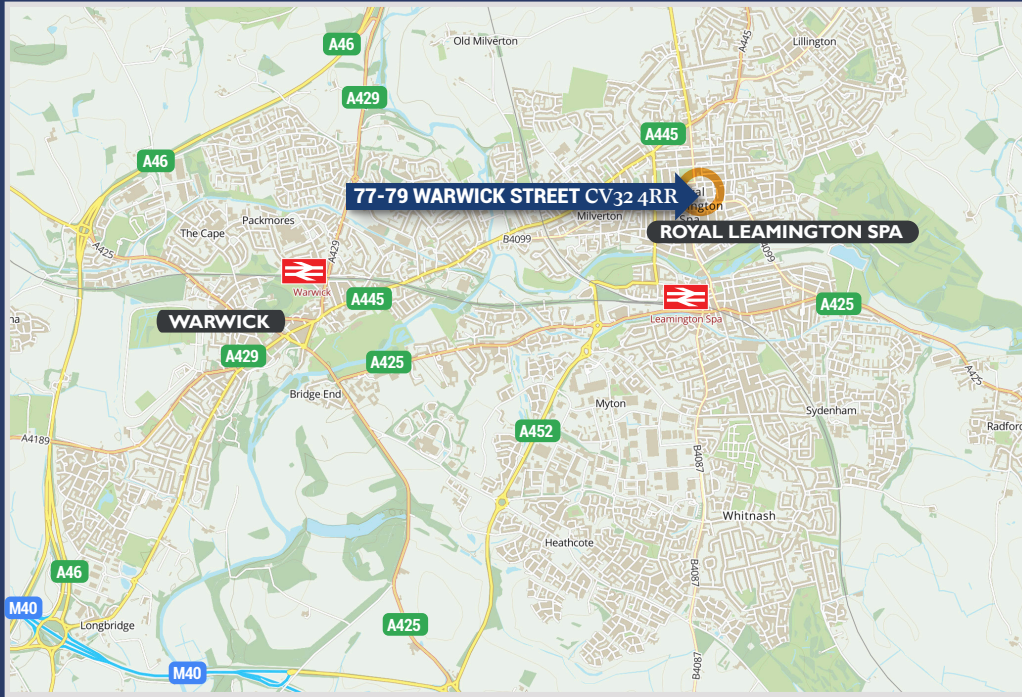
**77-79 Warwick Street**, Leamington Spa, **Warwickshire**, CV32 4RR



sw.co.uk



# Location



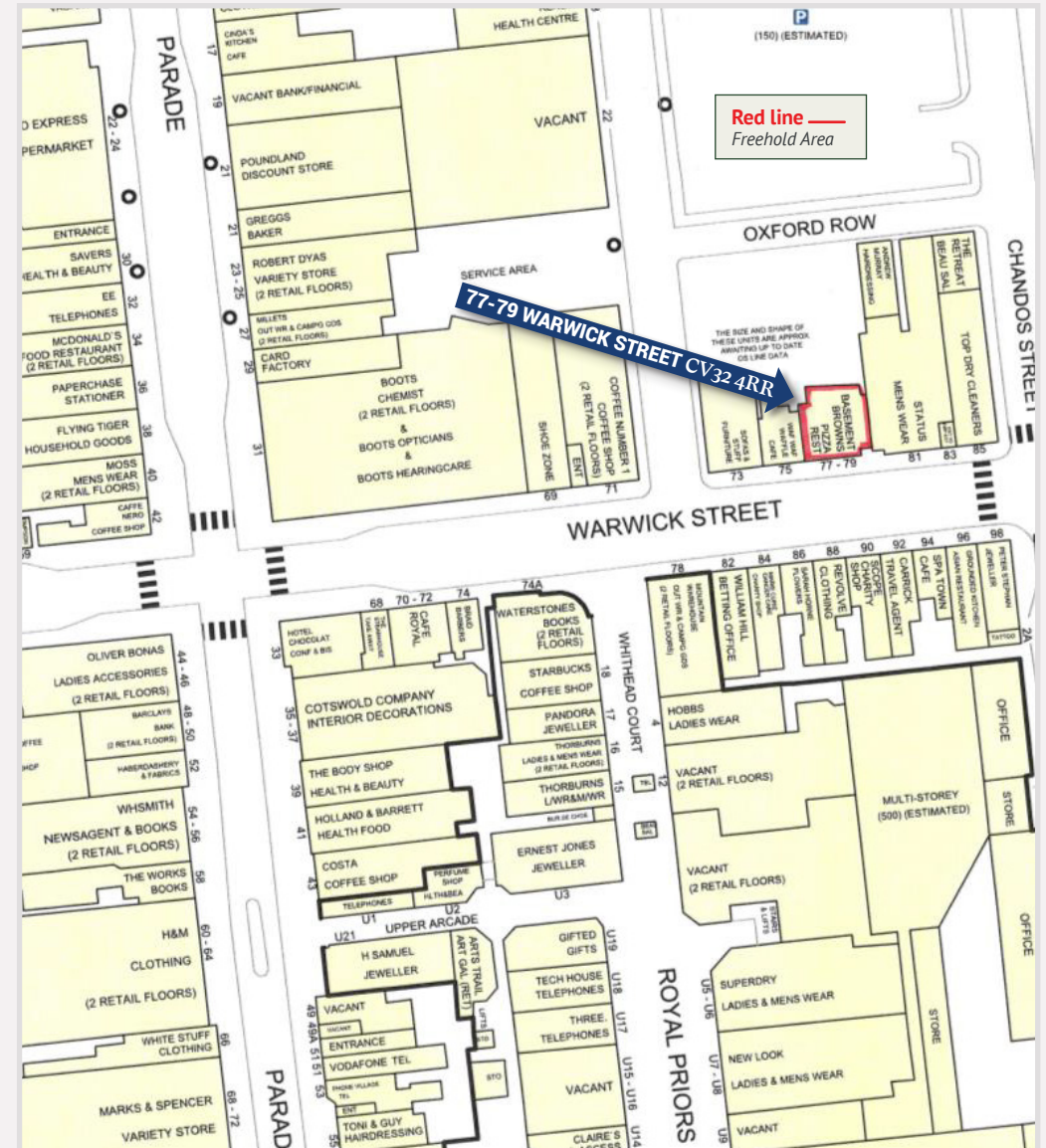
The property is situated on the popular retailing pitch of Warwick Street, right in the heart of Leamington Spa town centre and a short distance from The Parade (the town's primary retailing pitch).

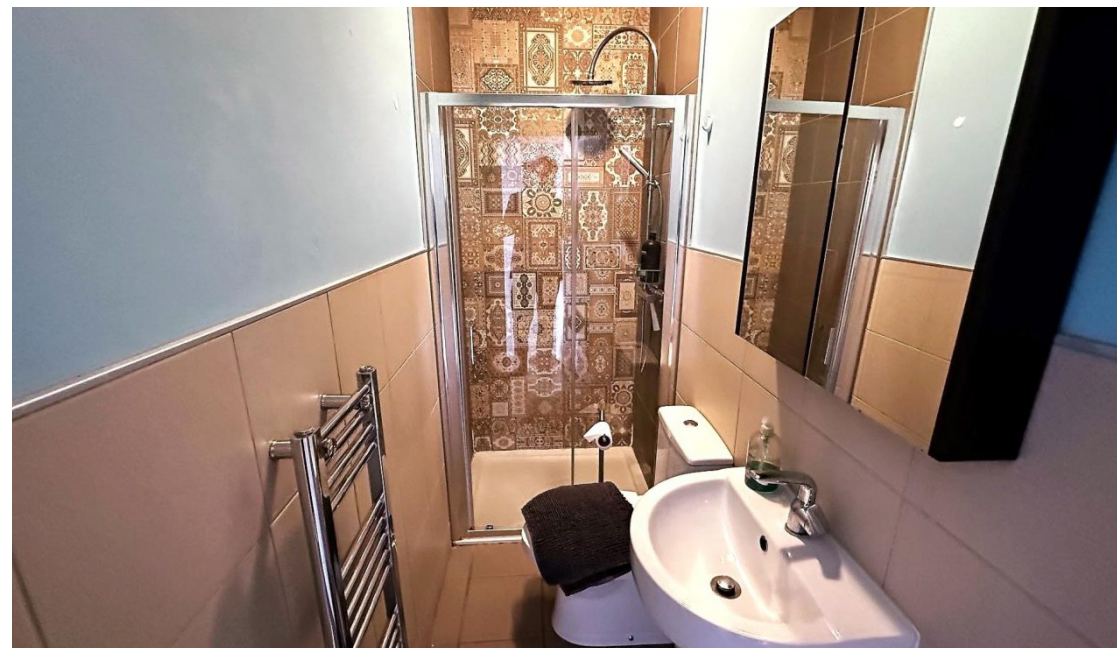
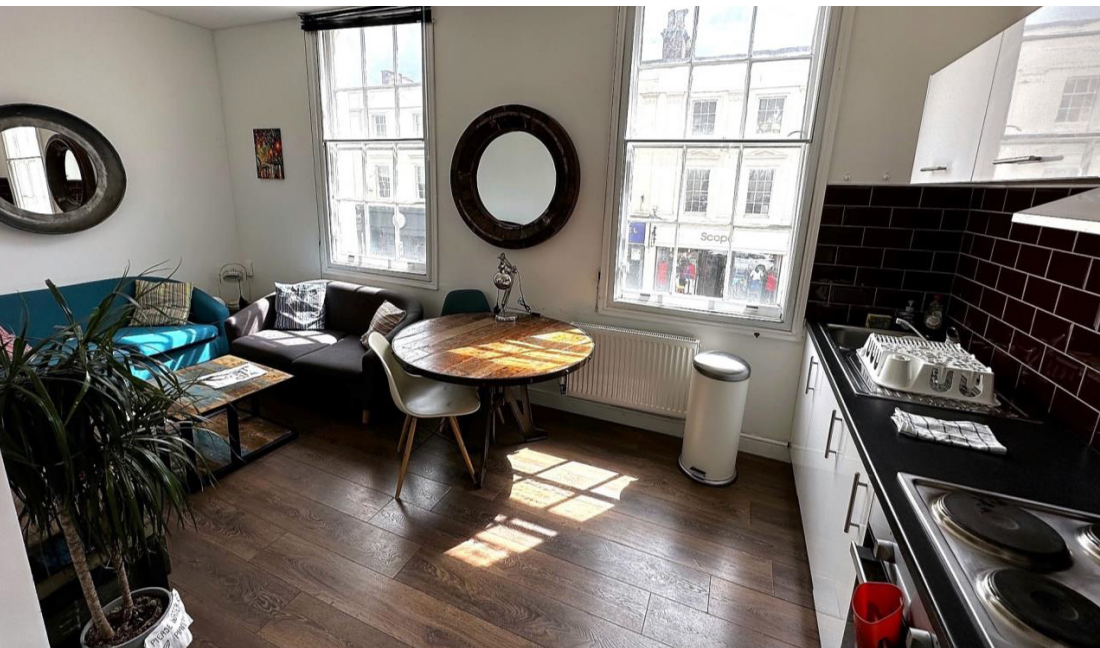
Royal Leamington Spa is an attractive and affluent Spa town located in the heart of Warwickshire, approximately 2 miles east of Warwick, 8 miles South of Coventry and 18 miles southeast of Birmingham.

The town provides an attractive retail environment, comprising Regency and Victorian architecture set along wide, boulevard style streets. The town boasts a wide range of major national retailers as well as high end boutique style retailers and strong independent provision for both fashion and specialty shopping.

Retailers close by include Sofa's & Stuff who commenced trading in 2022, Mountain Warehouse, Waterstones, William Hill as well as Shoe Express, Boots and Coffee#1.

# Site





## Description

The property itself comprises:

- A Grade II Listed, 4 storey, mid terraced, Regency building.
- Traditional Brick Built construction with rendered front elevation, surmounted with pitched Welsh Slate roof and incorporating Sash Windows and timber shop front.
- Ground Floor & Basement let to 12th Street Burger franchisee.
- First, Second & Third floor comprise 3 x 1 bed and 3 x 2 bed self-contained apartments which are accessed off a separate doorway fronting Warwick Street. These are let on Assured Shorthold Tenancies or by way of Airbnb short term lettings.
- Current total gross rental is **£123,290** exclusive of VAT. A breakdown of rental income is below.

## Tenancy Schedule

Demise	Size (Sq Ft)	Size (Sqm)	Current Rent Per Annum	ERV	Lease Term	EPC	Council Tax / Rates	Comments
Ground Floor and Basement	2,206	204.94	£40,000		10 year term from 20th March 2024	D84	£41,000 Rateable Value (2023 List)	Let to Express Eats Group T/A 12th Street Burgers.
77A	435	40.41	£12,300	NA		D55	Council Tax B	
77B	435	40.41	£12,600	NA		D56	Council Tax B	
77C	460	42.73	£14,400	£14,700		E39	Council Tax B	
79A	325	30.19	£22,390	£25,000		E53	Council Tax A	
79B	325	30.19	£10,200	£12,900		E55	Council Tax A	
79C	350	32.51	£11,400	£11,400		E39	Council Tax A	
		<b>TOTAL</b>	<b>£123,290</b>					

## Services

We understand that all mains 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.

The apartments have separate water and electricity meters. They are on an electric only supply each with its own electric boiler running a wet central heating system.

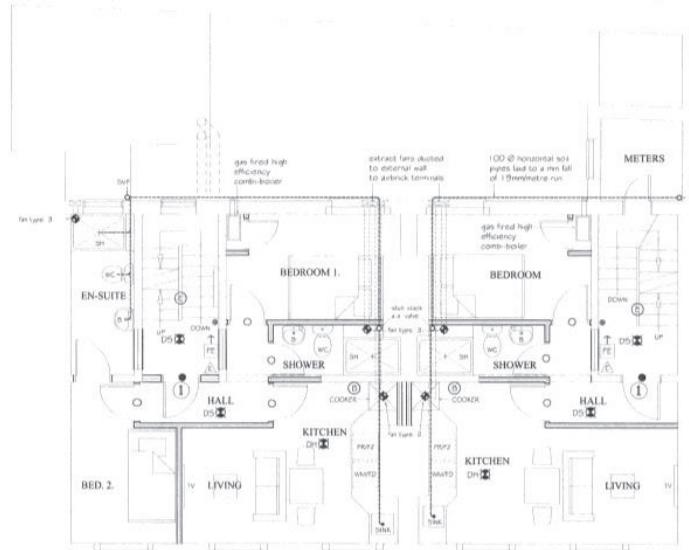
## Planning

We understand that the property at ground floor and basement has the benefit of planning permission for User Class E purposes (general business use) and User Class C (Dwellinghouses) to the upper levels. Interested parties are advised to make their own enquiries of **Warwick District Council Planning Department on 01926 456760**.



# Floor Plans

- 30 minute fire resistant door with 20N max. force, low friction, delayed action closing device (Dorgard or similar) 30 x 1.3 door frame rebates fitted with intumescent strips and smoke seals
- 30 minute fire resistant door with delayed action closing device (Dorgard or similar) 30 x 1.3 door frame rebates fitted with intumescent strips and smoke seals
- VP - door fitted with 5mm Georgian wired glass vision panel with zone of visibility between 900 - 1300 above finished floor level; intumescent compound between glass and 25 x 25 h.c. beads
- FB - door fitted with panic bolt with 'Push Bar To Open' notice in 75mm white lettering on a green background
- all doors on exit routes fitted with cylinder rim locks, doors to be capable of being opened without the use of a key
- Ⓜ fire alarm call point of the break glass release button type to BS 5439 Part 1
- Ⓜ fire alarm audible device
- Ⓜ heat detector to BS 5839
- Ⓜ smoke detector to BS 5839
- FE 90mm high pictogram FIRE EXIT symbol positioned above door to BS 5449 1:1996
- FE as above with directional indicator
- ▽ 13A(1) 3B multi-purpose fire extinguisher
- Ⓜ fire extinguisher - 9 litre water type
- Ⓜ fire extinguisher - 3 litre foam type
- Ⓜ fire extinguisher - 4.5kg dry powder type
- Ⓜ fire extinguisher - 2kg carbon dioxide type
- Ⓜ fire extinguishers hung on wall brackets with base of carrying handle 1000 above floor level
- Ⓜ 1000 x 1000 fire blanked quick release container hung on wall brackets with base of carrying handle 1500 above floor level
- Ⓜ three hour non-maintained external emergency lighting luminaire to BS 5266 Part 1: 1986
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- all internal and external escape routes provided with primary lighting circuits to assist in means of escape; lighting to be kept on at all times premises are used and during hours of darkness
- N1 General Fire Notice to BS 5449 1:1996
- N2 Staff Fire Notice to BS 5449 1:1996
- NG 'Fire Door Keep Shut' notice in 5mm white letters on a blue background to BS 5449 1:1996



FIRST FLOOR PLAN



LOCATION PLAN - 1 : 1250

SCHEDULE OF FITTINGS

1. PREP. TABLE
2. SPIRAL DOUGH MIXER
3. PREP. TABLE
4. COLD ROOM (2.3 x 2m)
5. GAS HOOB
6. STONE OVEN
7. FREEZER
8. STORAGE RACKS
9. BUILT-IN WALL STORE
10. BACK COUNTER / BOX STORAGE
11. BOTTLE CHILLER / COFFEE MACHINE
12. CONDIMENT STATION / RECYCLE BIN
13. DOUGH STATION
14. ISLAND UNIT / PIZZA COUNTER
15. TILL STATIONS x 2
16. PIZZA COUNTER
17. SALAD BAR
18. SALAD BAR
19. AMBIENT DESSERT DISPLAY
20. MULTIDECK FRIDGE

REV. B. (5.12.2015)  
 - restaurant toilets amended; en-suite handed;  
 boiler cupboards added  
 REV. A. - kitchen extract details added (28.9.14)

GARRY M SUCH  
 ARCHITECTURAL SERVICES  
 HINTON COTTAGE, ASHORNE, WARWICK,  
 WARWICKSHIRE, CV35 9DR

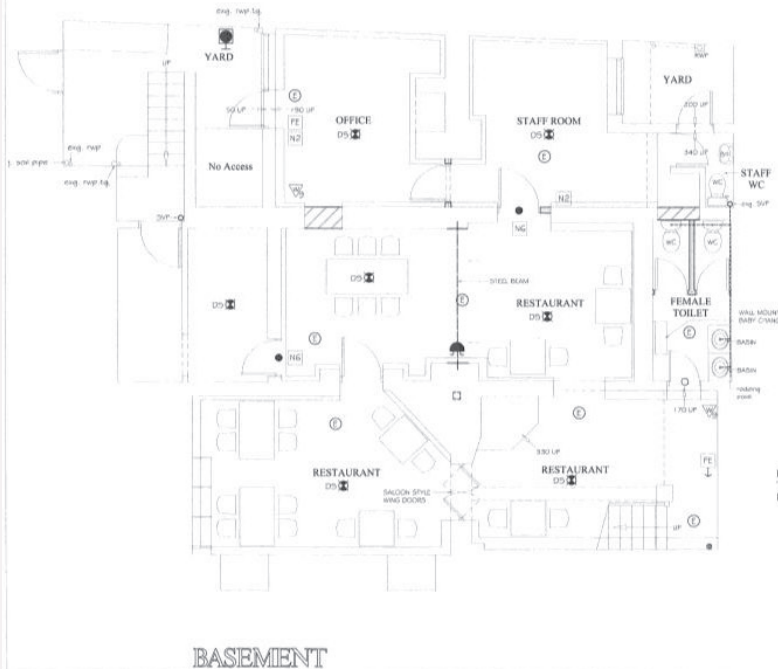
Tel: 01926-651193 Mobile: 07930-441419  
 E-Mail: garry@gmsarchitecture.co.uk  
 WEB: www.gmsarchitecture.co.uk

DO NOT SCALE FROM THIS DRAWING  
 VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK  
 DRAWING FOR THE PURPOSES OF PLANNING & BUILDING REGULATIONS ONLY

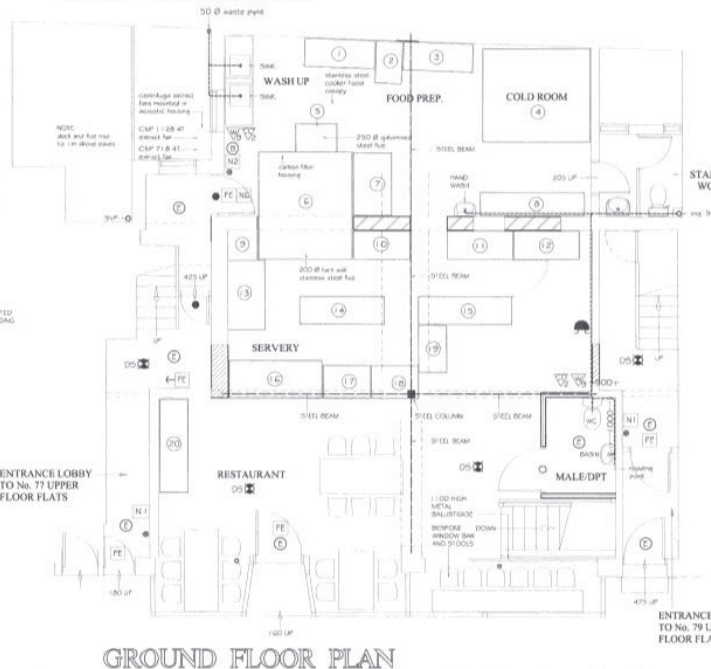
JOB TITLE: PROPOSED ALTERATIONS  
 77-79 WARWICK STREET,  
 LEAMINGTON SPA

DRAWING: BASEMENT, GROUND & FIRST FLOOR PLANS  
 & LOCATION PLAN - PROPOSED

SCALE: 1:50 1:1250  
 DATE: JULY 2014  
 DRWG. No: 03B



BASEMENT



GROUND FLOOR PLAN



## Tenure

The property is available freehold subject to the following occupational leases:

### Ground Floor and Basement Restaurant

To be sold fully let to Express Eats T/A 12th Street Burgers at a rental value of £40,000 per annum.

### First, Second and Third Floors

6 apartments, 5 of which are let on Assured Short hold Tenancies, one let out on Airbnb, (copies of the contracts can be made available from the sole selling agents).

## 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.

## Legal Costs

Each party will meet their own.

## Price

**Guide Price £1,400,000 excl.**

(One Million, Four Hundred Thousand Pounds) which reflects a net initial yield of 8.33% following usual purchaser's costs of 5.75%.

We are advised that the property is NOT elected for VAT.

## Viewing Arrangements

Strictly by prior arrangement with the sole agents:



**Sandeep Sharma**

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**Sheryl Hoare**

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**Sanderson Weatherall LLP**

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Joint agent:



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