



Clemens Street Leamington Spa CV31 2DW

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS



DEVELOPMENT  
OPPORTUNITY

# Key Features

- Fantastic Development Opportunity
- Heart of Leamington Town Centre
  - Freehold property
  - Comprising Both Residential & Commercial accommodation
- Total Existing Retail Space - 203.7 sqm
  - Three Well Proportioned Two Bedroom Flats Totalling 184 sqm
- Historic Planning Once Granted For The Erection of Three Further Flats
  - All Current Residential Flats Tenanted via AST Contracts
  - Annual Residential Income of £28,380 (not including commercial income)
  - Commercial Unit Vacant On Completion With Great Income Potential





## The Property

This very spacious and perfectly located freehold building comprises three well proportioned two bedroom apartments, a very large two story commercial unit (Chez Rama) and historic planning once granted for Change of use of ground floor storage area & first floor, and erection of second floor to provide three flats - W/17/2328 |

It is located in the heart of Leamington town centre, situated under half a mile away from Leamington Train Station, as well as walking distance to the towns vibrant amenities.

Total existing retail space - 203.7 sqm (EPC C)

Total existing residential floor area - 178 sqm

Apartment A - 71 sqm (EPC D)

Apartment B - 50 sqm (EPC C)

Apartment C - 57 sqm (EPC C)

All the residential units are currently occupied on AST tenancies, with the current residential income across the three properties totalling \*£28,380 per annum (\*the information has been passed to us by a third party). The commercial unit will be vacant on completion.

The historic plans included the erection of three one bedroom flats set across part of the existing first floor, and a second floor.

Having a mixture of residential and commercial flexibility, coupled with potential permission for further accommodation (STPP) makes this property a very attractive investment opportunity.





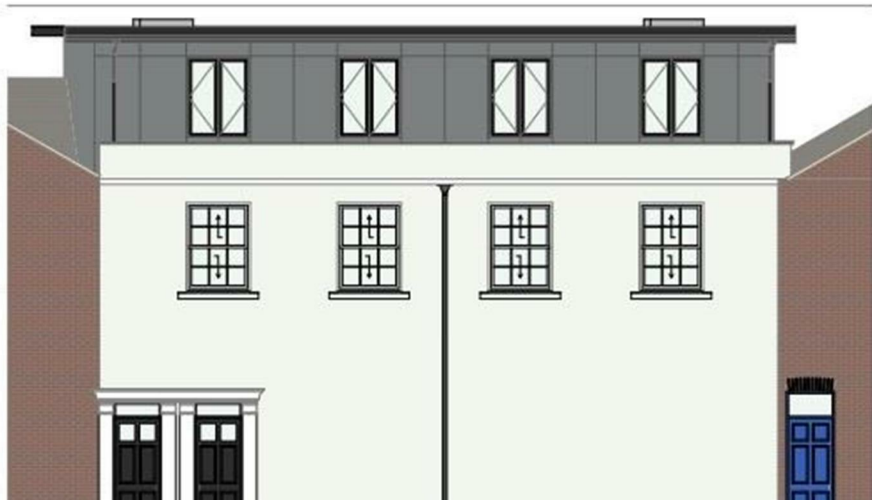
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

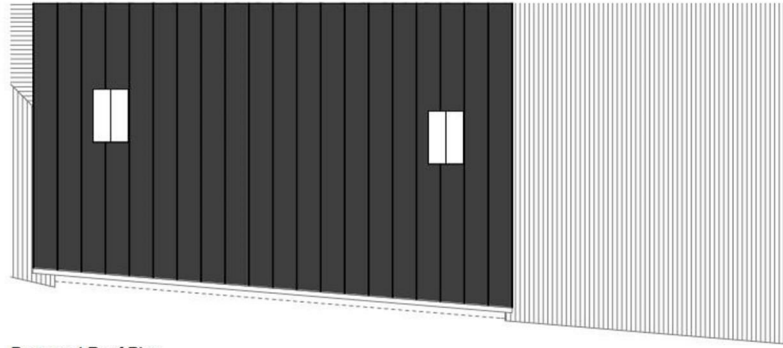




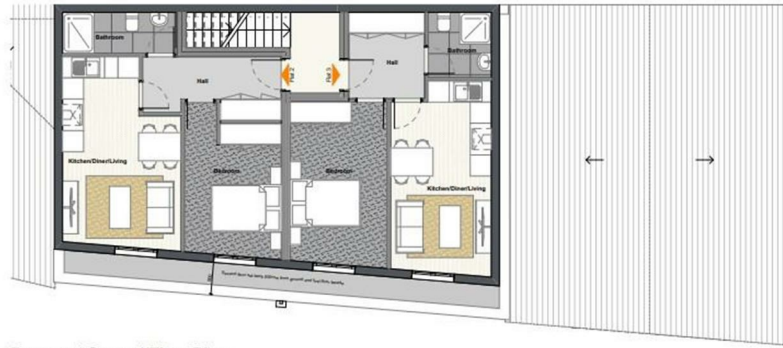




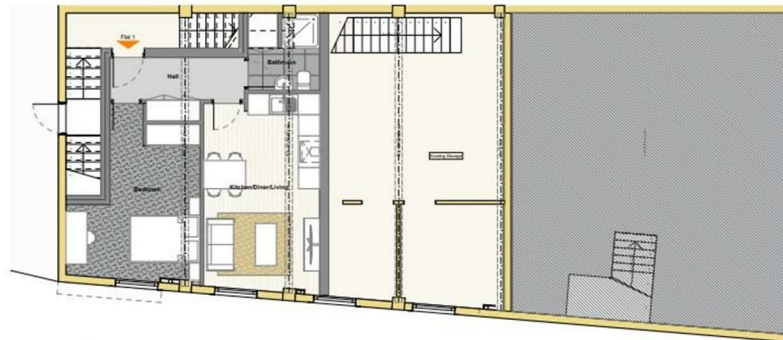




Proposed Roof Plan  
1:100



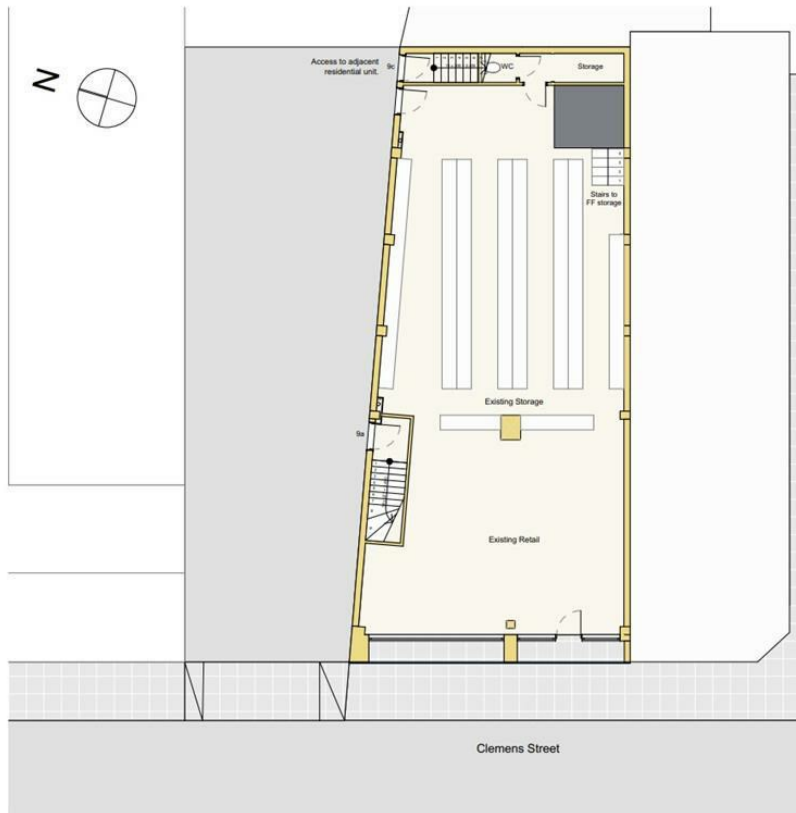
Proposed Second Floor Plan  
1:100



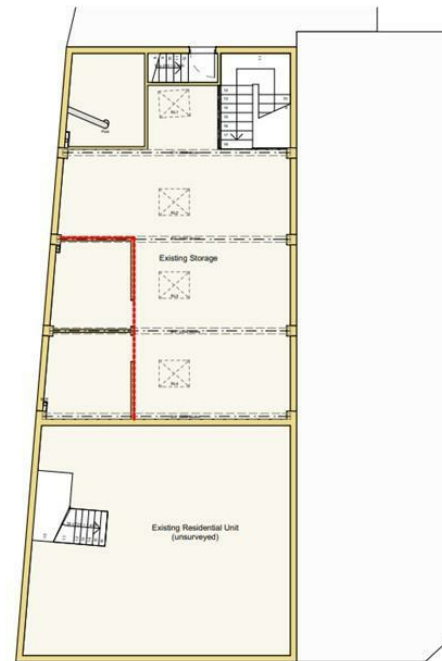
Proposed First Floor Plan  
1:100

# Proposed Plans

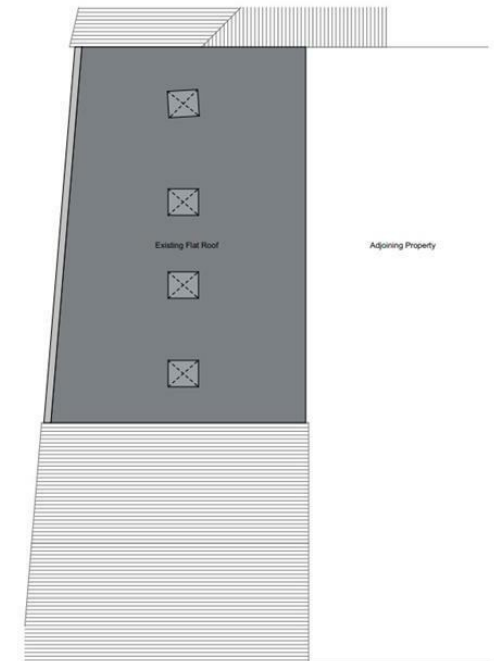
# Existing Retail Floorplan



Existing Ground Floor Plan  
1:100



Existing First Floor Plan  
1:100



RLB Existing Roof Plan  
1:100

# Our Testimonials

"I found the service outstanding from start to finish and always felt that the sale of my house was in good hands. I found Mike Cleary friendly and supportive both in achieving the best result for the sale of my house but also in the purchase of my flat. He had the confidence of both purchaser and the person selling. I trusted his judgement and his integrity."

Frank Duffy

"My property kept being sold then falling through for silly reasons. The advice and patience of the Sheldon Bosley Knight staff kept me sane over the past 21 months especially Karen, Meryl and Mike, they said we'd get there in the end and we did."

Ann Gibbs

"Christian, Chloe and Morgan were fantastic to deal with. Nothing was too much trouble, they were always quick to get answers for us and proactive in making sure the whole process ran efficiently and smoothly. Have already recommended to several people looking to sell. Thanks again!"

Bridie Hind

"Mike went above and beyond what you would expect from an estate agent. Karen was also very good and so was another lady who I spoke to a few times when Karen was away!"

Sian Sharples

"My property proved very challenging and Meryl, Mike and Karen pulled out all the stops working as a professional, competent team. Nothing was ever too much trouble. Highly recommend Sheldon Bosley Knight."

Sue Bold

"Very polite and efficient with good knowledge of the area and the procedures needed to make a sale."

John Boswell, Shipston-on-Stour

"The service we received from Sheldon Bosley Knight was exceptional from start to finish. We would like to say a big thank you to Karen Daniels who went above and beyond to enable a smooth sale for my mum. Thank you, I would highly recommend."

Krystyna Kulpa

"I can't thank Christian, Chloe and the team at Timothy Lea Griffiths enough for all the help and advice they gave to me during the sale of my property. Many people become very stressed during moving house, myself included, however TLG were patient and understanding. They kept me up to date with all ongoing proceedings. I have used TLG in the past and would recommend them to anyone."

Mrs W

"Karen's sales progression skills are quite simply fantastic. She gave sound advice and sought answers with a speed and determination that left us feeling like we were in safe hands."

Victoria Deary

"We received an excellent service from Sheldon Bosley Knight. I explained to Mike on our first meeting that we wanted a quick sale as we'd already found a property and he did exactly what we wanted. The photos and floor plans were done within a couple of days, the brochure looked great and the house was sold within a couple of weeks. Mike and Meryl were great at organising viewings and Karen was fantastic at dealing with everything from offer through to completion."

Ruth Blunt

To book a free no obligation market appraisal of your property contact your local office

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)

SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

SURVEYS &  
VALUATIONS

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

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