

# The Fosse

CV31 1XN



## Executive Summary

The Fosse, Fosse Way, Leamington Spa, CV31 1XN

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# Overview Properties (external)



# Overview Residential House (internal)




# Overview Location

Situated in a prime and highly visible location at the junction of the B4455 Fosse Way and the A425 Southam Road close to Leamington Spa.

Leamington Spa	3 miles
M40	6 miles
M42	18 miles
M6/M69	18 miles
NEC	25 miles
Birmingham Airport	25 miles



 The Fosse  
Fosse Way  
Leamington Spa  
CV31 1XN

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# Overview Outer site

 Flyover  
Video  
[Click here](#)



## Exhibition Hall and Indoor Event Space

- 24,500 sq.ft (2280 sq.m) indoor event space
- Plus restaurant, kitchens and WCs
- A hugely successful events and exhibition facility for over 20 years
- 45,000 annual visitors and up to 3000 visitors per day
- F1 Planning use
- Portal frame construction and 5m to eaves



## Land & Event Parking

- Twenty acre former agricultural land
- 2,000 bespoke car parking spaces
- Two main highway access points

 Flyover  
Video  
[Click here](#)



## Paddocks

- Two acre outdoor event space
- One acre amenity land



# Overview Inner site



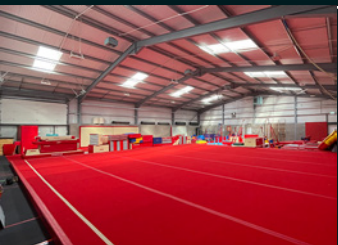
## Workshop & Stores

- Basic workshop and stores plus mezzanine



## Pool

- Ornate indoor swimming pool constructed in 2003
- Male and female changing rooms
- Sauna, steam room and jacuzzi



## Gymnasium

- Bespoke Gymnasium facility constructed in 2017
  - Home to the Leamington and Warwick Gymnastics Club
  - Open plan floor plate with 5m to eaves
  - WCs, ancillary and viewing gallery
- 7,024 sq.ft** GIA (669 sq.m)



## Offices

- Former agricultural barns converted to an office use in 1995
- Two storey plus double height lobby
- Brick built. Exposed beams and period features
- Sub-divided into six suites
- Net area of **5,047 sq.ft** (469 sq.m)



## House

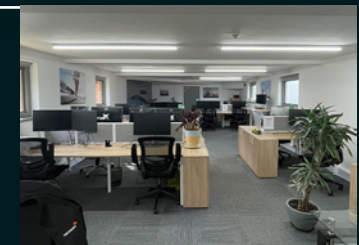
- Stunning Victorian farmhouse
- Basement, ground and two upper floors
- Eight bedrooms, four bathrooms
- Kitchen, five reception rooms and conservatory
- GIA 5,932 sq.ft (551 sq.m)

## Coachhouse

- Ground floor kitchen, living room and shower
- Two 1st floor bedrooms

## Stores

- Basic former brick built agricultural stores



## Tenancy Schedule

Property	Floor Areas		Occupation	Current Rent (per annum)	Term/End
	Size (sq ft)	Size (sq m)			
Exhibition Hall	28,837	2679.1	Vacant	N/A	N/A
Gymnasium	7,204	669	Leamington and Warwick Gymnastics Club	£50,507 + £2,500 parking licence fee	26/11/2027
Offices 1 and 2	1,950	181	Tecosim	£31,199	6/04/2028
Office 3	844	78.4	Allcott Associates LLP	£13,957	2/09/2027
Office 4	529	49.1	Allcott Associates Commercial	£6,760	14/8/2026
Offices 5 and 6	1,724	160.1	Vacant	N/A	N/A
Workshop/Mezz/Stores	4,358	404.9	Vacant	N/A	N/A
Basic Stores	2,405	223.4	Vacant	N/A	N/A
Pool and Ancillary	2,359	219.2	Vacant	N/A	N/A
Residential House	5,932	551	Vacant	N/A	N/A
Coach House	823	76.5	Vacant	N/A	N/A
<b>Total</b>	<b>56,965</b>	<b>5292.2</b>		<b>£104,923</b>	
Car Park/Paddocks	23 acres		N/A	N/A	N/A

## Lease Details

### Cymnasium

The Cymnasium premises are leased to Leamington and Warwick Gymnastics Club Limited with a guarantee from David and Abigail O'Neill. The lease term is from 16th February 2018 to 26th November 2027 and the current rent passing is £50,507 per annum.

The lease contains provision for a rent review every two years with the next review due 16th February 2026. Any rent increase is capped at 10% and collared at 4%.

The lease is drafted on full repairing and insuring terms and is a protected tenancy under the 1954 Act.

The demise includes 40 cars.

As well as a lease the parties have signed a separate Licence relating to 30 additional car parking spaces. The spaces may be used within certain specified time limits. The licence fee is £2,500 per annum.

### Offices 1 and 2

The two offices suites are demised by way of a single lease to Tecosim Limited for a term from 10th April 2024 to 6th April 2028.

The current rent passing is £31,199.09 per annum, fixed until lease expiry. There is a tenant option to break on the 10th April 2026 with the tenant obliged to give a minimum of six months notice.

Technically the demise excludes the main structure of the building, and the lease is drafted on internal repairing and insuring terms. Thereafter there is a comprehensive Service Charge regime dealing with the repair of the structure as well as shared costs and facilities for the building and wider estate.

The lease is excluded from the renewal provision of the 1954 Act.

### Office 3

Office 3 is demised to Allcott Associates LLP for a term of three years from 3rd September 2024, expiring 2nd September 2027. The rent passing is £13,957 per annum with no rent reviews due.

Technically the demise excludes the main structure, and the lease is therefore drafted on internal repairing and insuring terms. Thereafter the tenant contributes a fair proportion of a number of service charge costs relating to the structure, communal facilities and the wider estate.

The lease is contracted outside of the renewal provisions of the 1954 Act.

### Office 4

Office 4 is demised to Allcott Associates Commercial on a six year lease from 14th August 2020, expiring 13th August 2026. The current rent passing is £6,760 per annum with no further rent reviews due.

The lease terms mirror those confirmed for office 3 above and the lease is again contracted outside of the renewal provisions of the 54 Act.

## Further Information

### Tenant Information

Leamington and Warwick Gymnastics Club was incorporated in 2012 and offers coaching to all age groups in this state-of-the-art facility with Olympic sized apparatus throughout. The company has full exemption in terms of financial reporting.

Tecosim Limited is a global engineering services business operating in six countries and with 650 employees. For the year ending 31st December 2023, their accounts confirm a turnover of £17.1m and gross profits of £1.7m.

Allcott Associates are one of the country's leading providers of RICS building surveys and Home Buyers Reports. They operate from fifteen centres throughout the UK. The company is a limited liability partnership with full exemption in terms of financial reporting.

### Planning

Planning consents relating to the current arrangement on site may be summarised as follows:-

#### W/17/0827

Demolition of a disused barn and the erection of a new building for the gymnastics club.

#### W/93/0390

Conversion of farm buildings to provide offices, storage facilities and parking.

#### W/96/1314

Change of use from agricultural barns to exhibition space.

#### W/99/0739

Variation of time limits relating to the exhibition space.

#### W/00/1024

Extension to exhibition hall.

#### W/13/0744

Erection of extension to exhibition hall.

#### W/02/1535

Conversion from agricultural barn to a recreational facility and swimming pool.

### Rateable Values

<b>Gym</b>	£54,500
<b>Exhibition Hall</b>	£17,750
<b>Office 1</b>	£10,000
<b>Office 2</b>	£ 6,300
<b>Office 3</b>	£ 6,400
<b>Office 4</b>	£ 2,550
<b>Office 5</b>	£ 4,100
<b>Office 6</b>	£ 9,100
<b>Workshop</b>	£17,250
<b>Residential House – Council Tax Band F.</b>	

### EPC

<b>Gym</b>	B-28
	Valid until February 2028
<b>Offices 1-4</b>	C-51
	Valid until April 2028

### VAT

VAT will be applicable via a TOCC

### Utilities

#### Gas

There is a single supply to the entire site which serves the residential house, swimming pool and office heating.

#### LPG Gas

The exhibition hall and gymnastics building have separate LPG gas supplies.

#### Electricity

There are three electricity supplies into the site. The pool and gymnastics building have their own separate supplies. The remaining single supply is connected to the house, offices, exhibition centre and ancillary areas. There are however six submeters mainly associated with the office suites.

#### Water

There is a single supply to the entire property. Water supplies to the gym and offices 1/2, 3 and 4 are all sub-metered.

#### Fibre

There is a single leased line fibre connection to offices 1-4. There is a separate leased line fibre supply to the remaining offices, exhibition hall and residential house. The gymnastics club have their own separate broadband supply.

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