

Asset	Total Years 1-5 Maintenance Liability (£)	Commentary
<b>PREVIOUSLY AGREED DISPOSALS</b>		
10 - 14 Chapel Street		Sale agreed with School subject to report elsewhere on this agenda
Old School House Building, Court Street		Option granted to LLP
Old School House Land, Court Street		As above
<b>PROPERTIES WITH POTENTIAL FOR DISPOSAL</b>		
8 Clarendon Avenue	24,350	One of most attractive to sell. Good Tenant who is responsible for external repairs. Potential for sale and/or use as housing
44-46 Regent Street	20,149	
49 High Street (the old Italian Club)	100,000	Empty and boarded up. Held pending Packington Place decisions
<i>10, 24, 26, 28, 30, &amp; 32 Hamilton Terrace comprising:</i>		Could consider disposal of all Hamilton Terrace properties to a developer. Could fetch decent capital receipt, but likely to go for housing rather than current office uses.
32 Hamilton Terrace	15,103	Lease coming up for renewal, could become vacant, so could sell when void? Or sell with tenant in situ
30 Hamilton Terrace (let with 28)	#N/A	28&30 joined Dentist tenant-could reach good sale price if sold jointly
28 Hamilton Terrace (let with 30)	#N/A	28&30 joined Dentist tenant-could reach good sale price if sold jointly
26 Hamilton Terrace	24,277	Currently empty. Games Incubator project in development. Could sell but receipt likely to be lowish
24 Hamilton Terrace	25,877	Becoming vacant. Dilapidations works being undertaken by former tenant.
10 Hamilton Terrace	28,922	Partially occupied by CAB. Upper stories are currently empty but likely to be let to CAB on short term lease.. Tenant has security of tenure.
land adjacent to 12 Wise Street, Leamington Spa		Currently used for Car Parking
Land adjacent to Whitnash Tavern		
Market Street, Warwick	24,191	Joint venture proposal with W2 under consideration.
6 Jury Street, Warwick	12,158	Good tenant. Could sell with tenant in situ, although awkward access issues could reduce value See also section below
Sainsbury's Car Park, Warwick		Could realise a capital receipt but may be better to retain for rental stream

PROPERTIES WITH POTENTIAL FOR INCREASED RENTAL YIELDS/SALE VALUE FROM INVESTMENT		
4 Jury Street, Warwick	28,571	next door to Pageant House, currently on market to let. In good condition, could be sold but could also consider investment to increase rental value, possibly to no6 who may wish to expand or increase sale value, potentially with 6 next door.
32 Hamilton Terrace	15,103	coming up for renewal, could become vacant, could invest once void to increase rental yield
26 Hamilton Terrace	24,277	currently empty. Business case under consideration for investment and possible use as incubator project for games industry.
24 Hamilton Terrace	25,877	Becoming vacant – as above
10 Hamilton Terrace	28,922	CAB may not stay. Could invest once empty.
United Reformed Church, Spencer Street	44,795	Currently empty. Could consider sale but would limit potential for wider development of Spencer Yard area so potential for investment still under consideration
North Hall, Spencers Yard	3,951	Currently let but could form part of a wider project
West Hall, Spencers Yard	7,290	Currently let but could form part of a wider project