



TO LET

20 High Street

Warwick • CV34 4AP

- Ground floor, self contained lock up shop
- Excellent Town Centre location
- Available immediately on new lease
- On street Pay & Display car parking adjacent
- Close to Warwick Castle and Market Square
- Shop width 6.4m x shop depth 20.6m plus rear stores and WC

Accommodation Available:
Total: 1,020 Sq Ft (94.76 Sq M)

Rent £25,000 P.A.X

Location

The subject property is located on the High Street right in the heart of Warwick Town Centre. It is situated close to the junction of Swan Street which, in turn, leads to Market Square, all of which forming the prime retail pitches and leisure and hospitality pitches.

On the street adjacent you have short stay 'Pay & Display' parking available as well as access to the rear service yard for delivery only.

The local area offers a wide variety of retailers, restaurants, coffee shops etc. all servicing the local population. Notable occupiers include Pizza Express, Coffee#1, Boots, Subway, Greggs, as well as a vast army of local occupiers.

Warwick itself is a Market Town situated in the heart of the County of Warwickshire, located in between Leamington Spa and Stratford Upon Avon and within easy access of the M40 Motorway and A46. The town also benefits from 2 train stations, Warwick Parkway and Warwick Station, making it a desirable place to live for commuters as well as benefiting from a wealth of historic buildings driving tourism year round.

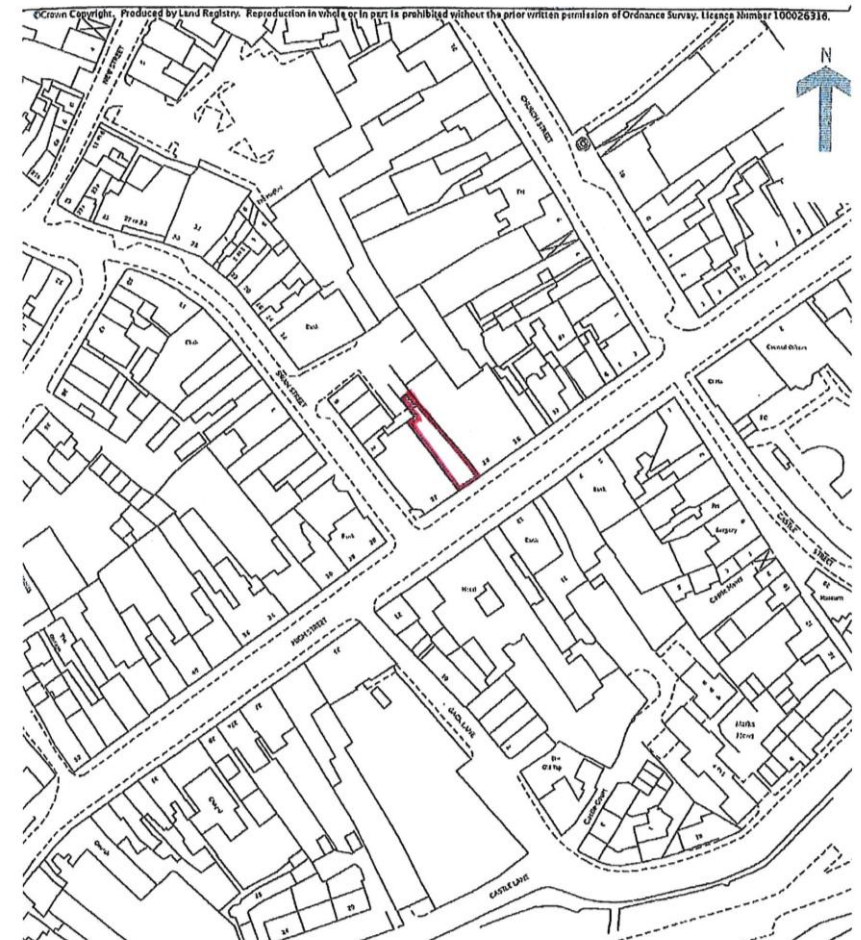
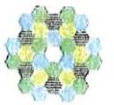
Description

The property comprises:-

- Ground floor, mid-terraced lock up shop.
- Shop width 6.4m x shop depth 20.6m.
- Plus rear stores, office and WC.
- Rear access through service yard for deliveries only.
- Internal specification is white boxed ready for occupation to fit out.

Land Registry
Official copy of
title plan

Title number WK423950
Ordnance Survey map reference SP2864NW
Scale 1:1250
Administrative area Warwickshire : Warwick





Services

We understand that mains electricity and water 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

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

To be confirmed.

Rates

The premises are assessed for rating purposes as follows:-

Rateable Value	£23,500 (1 st April 2023)
Rates Payable	£11,726.50

Service Charge

There is a service charge levied in connection with the maintenance of the structure of the building. £2,855.24 plus VAT for the current year.

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.

Tenure

A new effective full repairing and insuring lease is available on lease terms to be agreed.

Rent

£25,000 per annum exclusive of VAT and all other outgoings. VAT is to be applicable on rent and service charge.

Legal Costs

Each party will meet their own legal costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

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