

## TO LET

### Smith Street Warwick, CV34 4JA

Rent PA: £10,500

Area: 353 sqft (33 sqm)

- Ground Floor Lock-Up Shop
- Prominent Corner Position
- Period Building
- Situated on Historic Smith Street
- Parking to Hand



## LOCATION:

These premises are prominently located towards the end of historic Smith Street (A429), which is a picturesque one-way street close to the commercial heart of the town and comprising many Listed buildings with a number of independent retailers, restaurants, etc. Smith Street is understood to be the oldest shopping street in Warwick, benefitting from short-stay on-street pay-and-display parking. There are also a number of nearby public car parking facilities including Priory Road Surface Car Park. Warwick's medieval castle is also nearby, as are St. Nicholas Park, St. John's House Museum, the Railway Station, etc. Warwick is the county town of Warwickshire with a population of 31,345 (2011 Census).

## DESCRIPTION:

The property comprises a ground floor lock-up shop forming part of a two storey period building constructed principally of brick and providing for two retail units on the ground floor with flats above. The premises are currently arranged as an open plan sales area with a step up to a further sales area which has been partitioned to include a kitchenette/staff area and toilet facilities. There is a doorway from the back of the unit, which provides access to an outside store and also leads out onto Cross Street.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	332	31
Outside Store	21	2
<b>TOTAL</b>	<b>353</b>	<b>33</b>

All measurements detailed in these particulars are approximate.

## FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

## SERVICES:

Mains electricity, water and drainage are understood to be installed to the property, subject to connection charges by the utility companies.

## TERMS:

The premises are available on a new tenant's effective full repairing and insuring lease for a term by agreement, but a six year lease, subject to a rent review at the end of the third year, is suggested. The commencing rental will be £10,500 per annum.

## LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these details (April 2019) the Landlord had not elected to charge VAT on the rent.

## RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is:- Rateable Value (2017 List) £6,000. Please note that this is not the rates payable and prospective occupiers are advised to make their own enquiries with the Local Authority for verification of the rateable value and confirmation of the amount of rates payable. Any queries regarding Small Business Rate Relief should also be directed to the Local Authority.

## EPC RATING: TBC

## CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)