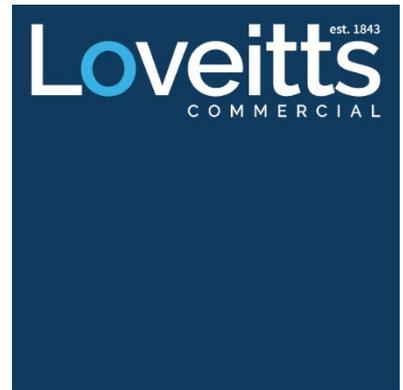


OPENING DOORS SINCE 1843



Rent
£11,000 per annum



Area
746 Sq. Ft.



Availability
Available Now



Retail
Popular Shopping
Destination



Leisure
Historic Warwick

TO LET

11 Smith Street, Warwick CV34 4JA

Location:

These premises are prominently located close to The East Gate & St. Peter's Chapel 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 with the A46 dual carriageway approx 2 miles distant and the M40 being readily accessible.

Description:

The property comprises a ground floor lock-up shop unit forming part of a three storey principally brick built period building providing three retail units on the ground floor with offices above. The premises are currently arranged as an open plan sales area with further sales/office/workshop accommodation at the rear together with a WC. There is a right to park one car in the landlord's car park at the rear (located off Priory Road Surface Car Park).

Floor Area:

	AREA SQFT	AREA SQM
Floor Area	747.00	69.40
TOTAL	747.00	69.40

Services:

Mains electricity, water and drainage are understood to be installed to the premises, subject to connection charges by the utility companies. No tests have been applied.

Rateable Value:

Rateable Value (2017 List): £7,400 Please note that this is not the Rates Payable and prospective occupiers are advised to make their own enquiries with the Local Authority as rates relief may apply.

Terms:

The premises are available by assignment of a current lease expiring 24th May 2024

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT, if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

commercial@loveitts.co.uk

