

0121 503 2130

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ROBERTSON  BROWN

SHOP TO LET



30 Smith Street , Warwick, Warwickshire CV34 4HS

FEATURES

- Shop to let
- Busy trading location
- Nearby to a number of Restaurant and Bars
- Viewing by appointment only

CONTACT

Mr Dominic Brown
dominic@robertsonbrownuk.com
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LOCATION

The subject premises is located on the historic Smith Street in Warwick, which is one of the oldest shopping streets within the Town Centre.

The subject unit is in close proximity to the world renowned Warwick Castle with a number of independent retailers, restaurants and other uses.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £10,500 per annum exclusive of business rates and VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC available upon request.

ACCOMMODATION

The property is arranged over ground only and offers the following approximate dimensions and net internal floor areas:

INTERNAL WIDTH 9.841 m (32ft 3")
SHOP DEPTH 5.821 m (19ft)
GROUND FLOOR SALES 57.28 sq m (616 sq ft)
STORAGE AREA 5.21 sq m (56 sq ft)

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £3,700
RATES PAYABLE £1,794

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.