

0121 503 2130

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ROBERTSON  BROWN

## SHOP TO LET



30A Smith Street , Warwick, Warwickshire CV34 4HS

### FEATURES

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

### CONTACT

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0121 503 2132



## 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 £7,500 per annum exclusive of business rates, service charge 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 2.948 m (9 ft 7")  
 SHOP DEPTH 11.92 m (39 ft 11")  
 GROUND FLOOR SALES 35.14 sq m (378 sq ft)  
 STORAGE AREA 9.42 sq m (101 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