

**To Let**

**£22,000**  
Per Annum

# Retail High Street Premises with Strong Passing Traffic Due To Relocation

2,293 Sq Ft (213.02 Sq M)



36 Smith Street, Warwick, Warwickshire CV34 4HS

## Property Highlights

- 6m Shop frontage on to busy road
- Virtual Viewings Available - <https://my.matterport.com/show/?m=gjf9CPGbGKd>
- Fitted out by previous tenant with partitioned consultation rooms
- Three toilets including separate disabled
- Rear access with 1 parking space
- Nicely converted first floor space



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## Location

The property is situated half way down Smith Street on the right hand side as you descend, being one of the principal retail areas of this historic market town. Smith Street lies central to the Country town of Warwick and is situated on a one way section of the A429, which runs directly through the centre of Warwick, linking with Royal Leamington Spa on one side and Junction 15 of the M40 Motorway on the other, which gives access to the national road network. The property also lies within close proximity to Warwick Castle, one of the most popular tourist destination in the Midlands.

## Description

The building is a two storey brick construction with a pitched tiled roof, fronting directly on to Smith Street. At ground floor level there is a large retail area with a 6m shop frontage, 5 partitioned rooms, staff room kitchen, Male, Female and Disabled WC facilities. On the first floor is further retail/ training space, with a small office, kitchen and storage space. There is an access to the rear, which encompasses 1 parking spaces.

## Accommodation

Description	Sq Ft	Sq M
Ground Floor	571	145.95
First Floor	722	67.07
<b>Total</b>	<b>2,293</b>	<b>213.02</b>

Business Rates	
Rateable Value (2020/21)	£16,000
Rates Payable	£7,984
<i>This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.</i>	

## Tenure

A new lease will be granted for a term of years to be agreed on full repairing and insuring terms at a commencing rent of £22,000 per annum exclusive of rates and V.A.T. payable quarterly in advance.

## Services

All mains services are connected.

## EPC

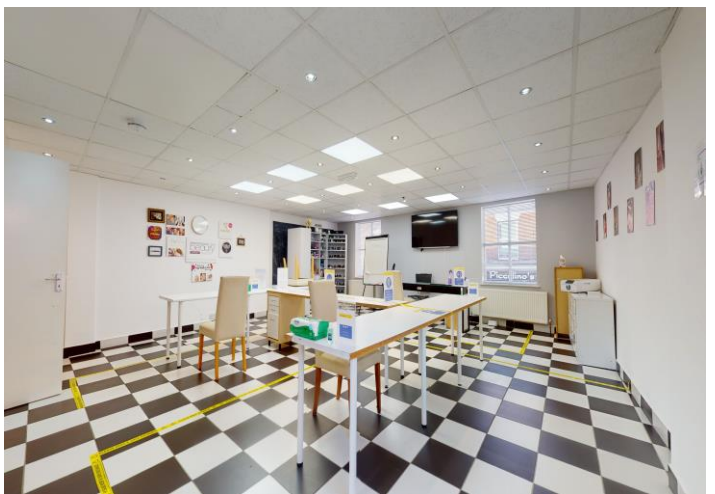
The space is currently being Rated

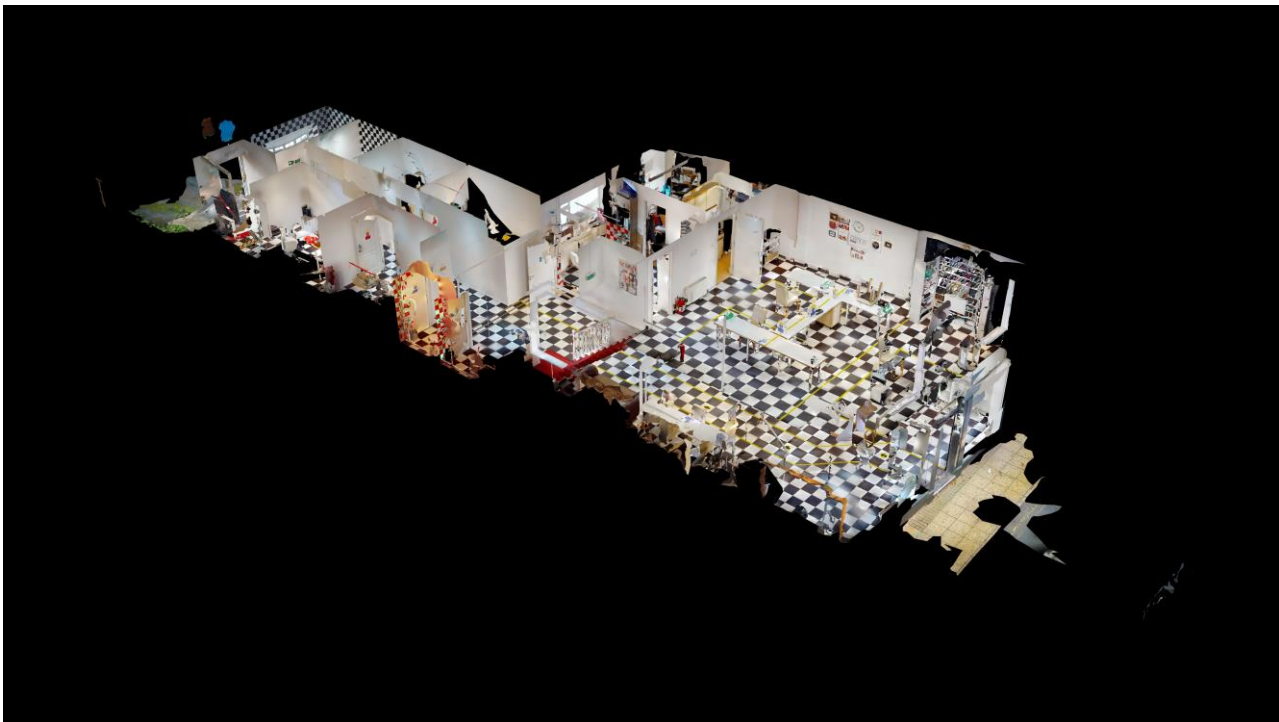
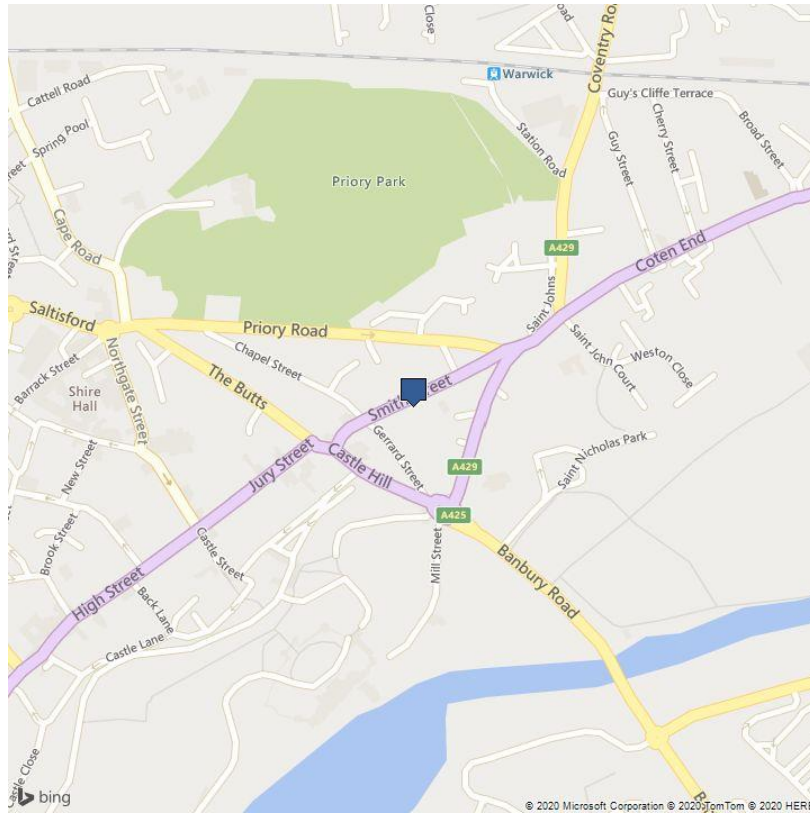
## Viewing

Strictly by appointment with the agent Bromwich Hardy.

## Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. November 2020.



GROSS INTERNAL AREA  
 FLOOR 1: 1571 sq ft, 146 m<sup>2</sup>, FLOOR 2: 722 sq ft, 67 m<sup>2</sup>  
 TOTAL: 2293 sq ft, 213 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.