



distinctly different

Residential
New Homes
Lettings
Commercial

TO LET

**9 NEW STREET
WARWICK
CV34 4RX**

**A TOWN CENTRE PREMISE
ADJACENT TO A PUBLIC CAR PARK**



RENT: £11,000 PER ANNUM

LOCATION

The premises are located on the east side of New Street close to its junction with Market Place. Immediately adjacent is a public authority 'Pay and Display' car park.

Market Place and Market Square, the prime retail areas of Warwick Town Centre, are within 50 metres where large multiple retailers such as WH Smith and Boots are located together with a number of independent retailers.

New Street is one way and therefore all of the vehicles using the public car park pass by the premises as do drivers and passengers walking into the town centre.

DESCRIPTION

The premises are situated within a semi-detached period property which has been converted to a high standard to provide a ground floor lock up shop with contemporary interior.

Main Retail Area

4.96m (16'3") x 8m (26'3")

There is an additional retail/store area to the rear beyond which is the WC and store area with a door providing access to the rear.

The specification includes suspended timber floors with laminate finish, painted plastered walls, suspended ceiling with fluorescent lighting and a timbered framed shop front.

The property has electric fan heaters and CCTV and there is a store room.

Total area approximately: 45.51 sq m/490 sq ft



General Information:

- Tenure:** A new lease outside of Security of Tenure provisions of the Landlord & Tenant Act 1954 will be granted on effectively full repairing and insuring terms via a service charge for a period to be agreed.
- Service Charge:** A proportion of the cost of the upkeep of the exterior of the building and the proportion of building insurance premium will be recovered from the tenant. The tenant will be responsible for the upkeep of the shop frontage, glazing and insurance of the glass as well.
- Rates:** **Rateable Value:** £8,700
- Legal Costs:** Each party will be responsible for their own legal fees.
- Viewing:** By prior arrangement with Hawkesford Commercial Department – 01926 438129
- Special Note** All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within three inches.
- Photographs** Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer. JMH

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124.

Management Department:

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on 01926 438123

Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or leamington@hawkesford.co.uk