

MARKET PLACE, NEW STREET, WARWICK CV34 4RX



AN EXCELLENT OPPORTUNITY IN THE HEART OF WARWICK TOWN CENTRE.

- **Commercial Freehold Investment**
- **Two retail units obtaining a rental of £30,000 per annum**
- **First and second floor offices currently vacant but offering scope for redevelopment subject to necessary planning permissions and consents**

0 BEDROOMS

PRICE £500,000

An interesting freehold investment property situated in the heart of Warwick town centre.

The property has two commercial tenants at ground floor level, let on three year tenancies providing a dual income of £30,000.

The upper floors are currently vacant following the tenants vacating in June 2026. and having a total floor area in the order of 200².

There is significant scope for redevelopment of the first and second floors subject to the necessary planning permissions and consents.

Reception

The upper floors have accommodation as follows:

Part glazed entrance door gives access into reception hall and understairs storage cupboard.

There is a storage heater in the reception area and a understairs storage cupboard and kitchen.

First floor 12'5" x 11'1" (3.8 x 3.4)

Stairs to first floor landing having cloakroom with low level flush WC and pedestal wash hand basin, corridor leads to reception area

Office One 14'4" x 13'11" (4.37 x 4.25)

Having two sash windows to the front elevation and wall mounted storage heater.

Office Two 14'6" x 12'11" (4.44 x 3.95)

Having two sash windows to front elevation and wall mounted storage heater

Kitchen 12'8" x 6'11" (3.88 x 2.12)

Having sash window to side elevation, stainless steel single bowl, single drainer, sink set into base unit with storage below, run of work surface, wall mounted storage cupboard

Office Three 9'4" x 10'7" (2.85 x 3.25)

Having two sash windows to side elevation and wall mounted storage cupboard, off a separate hall area with stairs up to second floor

Second Floor

With three windows to side elevation and one wall mounted storage heater.

Office Four 14'8" x 13'8" (4.48 x 4.17)

With two sash windows to front elevation and wall mounted storage heater.

Office Five 13'0" x 9'4" (3.97 x 2.85)

Having Velux and further window to rear elevation and wall mounted storage heater.

Cloakroom

Having low level flush WC pedestal wash hand basin and storage cupboard housing hot water heater.

Tenure

This property is being sold on a freehold basis with the tenants in situ.

Services

All mains services are available and connected to the property with the exception of gas.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Viewing strictly by appointment through the agent.









