

68A SMITH STREET WARWICK CV34 4HU



TO LET: £12,000 PER ANNUM

DESCRIPTION

Situated within this popular retail area close to the centre of Warwick town centre this ground floor retail unit contains a wealth of original features and being well presented throughout with accommodation to comprise:

Part glazed door gives access into

Retail area the front section being 4.48m x 3.3m having exposed beams to ceiling with light point to ceiling, large window with window seat overlooking Smith Street, double panelled radiator, recess fireplace, built-in storage cupboards

Rear retail area 3.44m x 2.8m plus 2.15m x 4m having light point to ceiling, window to rear elevation, double panelled radiator, storage cupboards,

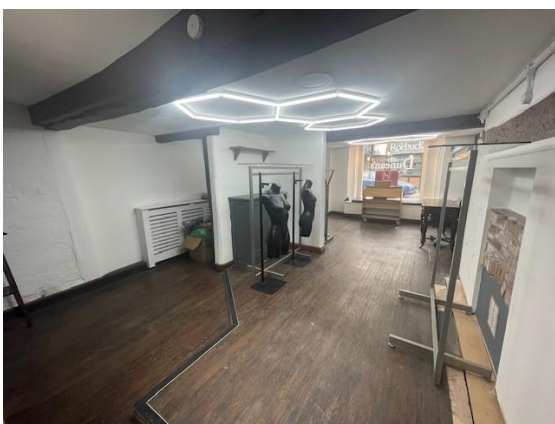
Door through to

Kitchen 2.6m x 2m having a side elevation, with fluorescent light tube to ceiling, modern built-in kitchen cupboards to comprise 1 ½ bowl, single drainer, stainless steel sink inset into work surface with matching upstand and two cupboards beneath, single panelled radiator, vinyl floor covering extending into

W.C. having light point to ceiling and low-level flush toilet.

There is laminate flooring throughout.

The services are included in the rent for an average user and is subject to negotiation.



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General Information:

- Tenure:** The property is available on a new lease
- Services:** We are advised that mains water, electricity, gas and drainage are connected to the property.
- Deposit:** Three months
- Rates:** **Rates Payable:** £7,500 for the year 2022/23. Small business rates relief can be applied for.
- 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 eight centimetres/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.

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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 or email surveys@hawkesford.co.uk

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

Commercial Management Department:

For all enquiries regarding rental of property, or the management of rented property, please contact Sunny Rustage on 01926 438123 or email: sunny@hawkesford.co.uk

Residential Rental Department:

For all enquiries regarding residential rental of property, or the management of residential rented property, please contact our Lettings department 01926 438123, or email: lettings@hawkesford.co.uk

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.

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