

# FOR SALE / TO LET

Shop (class E) with flat above

**246 sq.ft (22.85 sq.m) - Shop**

6 Smith Street, Warwick, CV34 4HH



## Accommodation

6 Smith Street is a Grade II Listed, mid terraced, period building. It provides retail accommodation at ground floor level and residential accommodation to the rear first floor level. The property also benefits from a small yard area located off the kitchen, and a cellar.

Accommodation:

### Ground Floor Shop

Ground floor retail - 246 SqFt (22.85 Sq.m)

### Flat

Ground Floor

Rear Kitchen - 94 Sq Ft (8.77 Sq.m)

Basement

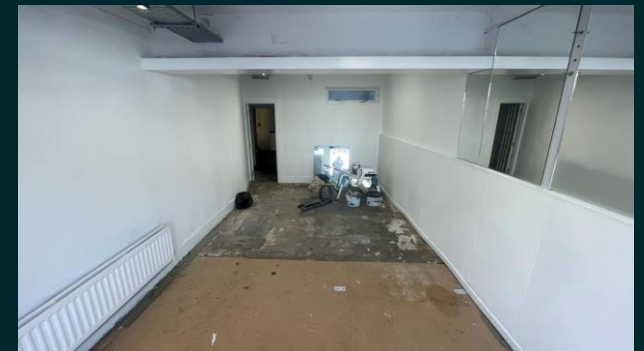
### First Floor

Rear Room - 102 SqFt (9.44 Sq.m)

Front room area 1 - 105 Sq Ft (9.72 Sq.m)

Front room area 2 - 124 SqFt (11.48 Sq.m)

WC off stairs



## Location

6 Smith Street is situated at the top of Smith Street, adjacent to the former site of Kings High School. The property occupies a prominent position within a five minute walk of Warwick Castle, Warwick square and Warwick railway station. This is a busy location with an interesting variety of shops, restaurants, pubs and also residential accommodation.



## Tenure

Available for sale (freehold) or to let on a new full repairing and insuring lease for a term to be agreed.

## Services

Mains electricity, gas, water and drainage are connected.

## EPC E (108)

## Planning

Class E premises with residential (C3) above.

## Price/Rent

Freehold: £190,000

or

Rent: £14,400 Per Annum excl.

## Rates

The Rateable Value for the current year is £6,100. Subject to the occupiers status this Rateable Value will qualify for 100% small business rate relief.

## Legal Costs

Each party will be responsible for their own legal costs associate with this transaction.

## VAT

We are advised that VAT is not applicable on the transaction.





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Clarendon Place  
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For viewing arrangements, contact:

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