

02476 450045

**FOR SALE OR TO LET  
TOWN CENTRE  
CLASS E RETAIL/OFFICE PREMISES.**



**32 BROOK STREET, WARWICK, CV34 4BL.**

**855 SQ. FT. (79.46 SQ. M.)**

**Town Centre Position**

- ❖ Three-Storey Self Contained Building
  - ❖ Two car park spaces
- ❖ **Suitable for Residential Conversion.**

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## Location

The premises is located in the central retail and commercial area of Warwick. Brook Street is a turning off Swan Street which has retail outlets including Heaphy's menswear, Dough & Brew pizza, Myton Hospices charity shop and Rumps Butcher. Adjacent retailers include Vision Express, Cafe Nero, M&S Foodhall and Boots the Chemist.

## Description

The property is a modern three-storey building with sales frontage and shop with toilet at ground floor. At first floor there are two offices and a kitchen, with two further offices and bathroom/toilet at second floor. The accommodation has a mix of laminate and carpet floor coverings.

At the rear of the building is paved parking for two vehicles.

## Accommodation

Ground Floor Sales Office	320 sq. ft.	29.74 sq. m.
First Floor Offices & kitchen	290 sq. ft.	26.95 sq. m.
Second Floor Offices	245 sq. ft.	22.77 sq. m.
Net Internal Area	<b>855 sq. ft.</b>	<b>79.46 sq. m.</b>

## Services

Mains water, drainage, gas and electricity are connected to the property. An Ideal Logic boiler provides radiator central heating and an insulated cylinder provides hot water to kitchen and toilets.

## Lease & Rent Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at an annual rent of £16,500.

## Sale Price

£395,000. VAT will not be levied on rent or sale price.

## Business Rates

Rateable Value £14,750  
Annual Rates Payable £7,552

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## Legal Costs

Each party to pay their own legal costs including stamp duty and VAT payable thereon.

## EPC

C68

## Viewing

Strictly by appointment with the agents Drake Howard Property Limited.

Contact Martyn Howard [martyn@drakehoward.co.uk](mailto:martyn@drakehoward.co.uk) or, Marie Farrell [marie@drakehoward.co.uk](mailto:marie@drakehoward.co.uk)

