



VAUGHANREYNOLDS
ESTATE AGENTS

15 High Street
Warwick, CV34 4AP



Property Description

Located in a prime High Street setting in the heart of Warwick, ideally positioned to enjoy lots of passing trade and easy access to the countless attractions and amenities at hand. This attractive period property is being offered as a mixed use, freehold opportunity, comprising a ground floor commercial premises, two, two bedroom duplex apartments and a one bedroom garden flat. The property provides a highly versatile investment opportunity with a myriad of potential uses and In brief comprises:

Commercial A3 Use

Currently occupied by an established licenced restaurant, this self contained space has a generous glazed frontage to the high street, seating area, bar, stores and customers toilets. (Lease expires April 2033) 43 qm / 462 sq ft.

Residential

Comprising three self contained apartments;

Garden Apartment

Located to the ground floor comprising a reception hallway, bedroom, bathroom and generous semi open plan living space with direct access to a private enclosed courtyard garden. 42sqm / 452 sq ft.

Apartment 2

Located to the first and second floor comprising an entrance lobby with stairs rising to the upper floor, two bedrooms, bathroom and further stairs continuing to an impressive open plan, vaulted living and kitchen space. 56 sqm / 602 sq ft.





Apartment 3

Located to the upper parts of the main building comprising a breakfast kitchen, generous lounge, Two bedrooms, bathroom and en-suite. 86 sqm / 925 sq ft.

Projected Income & Lease Terms

Restaurant: £15,000 PA
Front Duplex: £14,400 PA
Rear Duplex: £10,800 PA
Garden Flat: £9,000 PA
Total: £49,200 PA

For further information on the current income and lease terms, please contact the agents on 01789 292659.

Location

Warwick is a most attractive market town, convenient for access to many Midland centres and with excellent communications to the north and south by way of the motorway system. Junction 15 of the M40 is at Longbridge Island, two miles to the south of the town centre. Rail services are available at Warwick and Leamington Spa stations.

The town has a wealth of amenities, including specialist shopping, restaurants and wine bars. Excellent educational facilities are available in both the private and public sector. Warwick Boys School and the Kings High School for Girls are close to the town centre.

Royal Leamington Spa is two miles away with more comprehensive shopping in The Parade and The Royal Priors and further good quality schools, Arnold Lodge and Kingsley School being well regarded.



GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

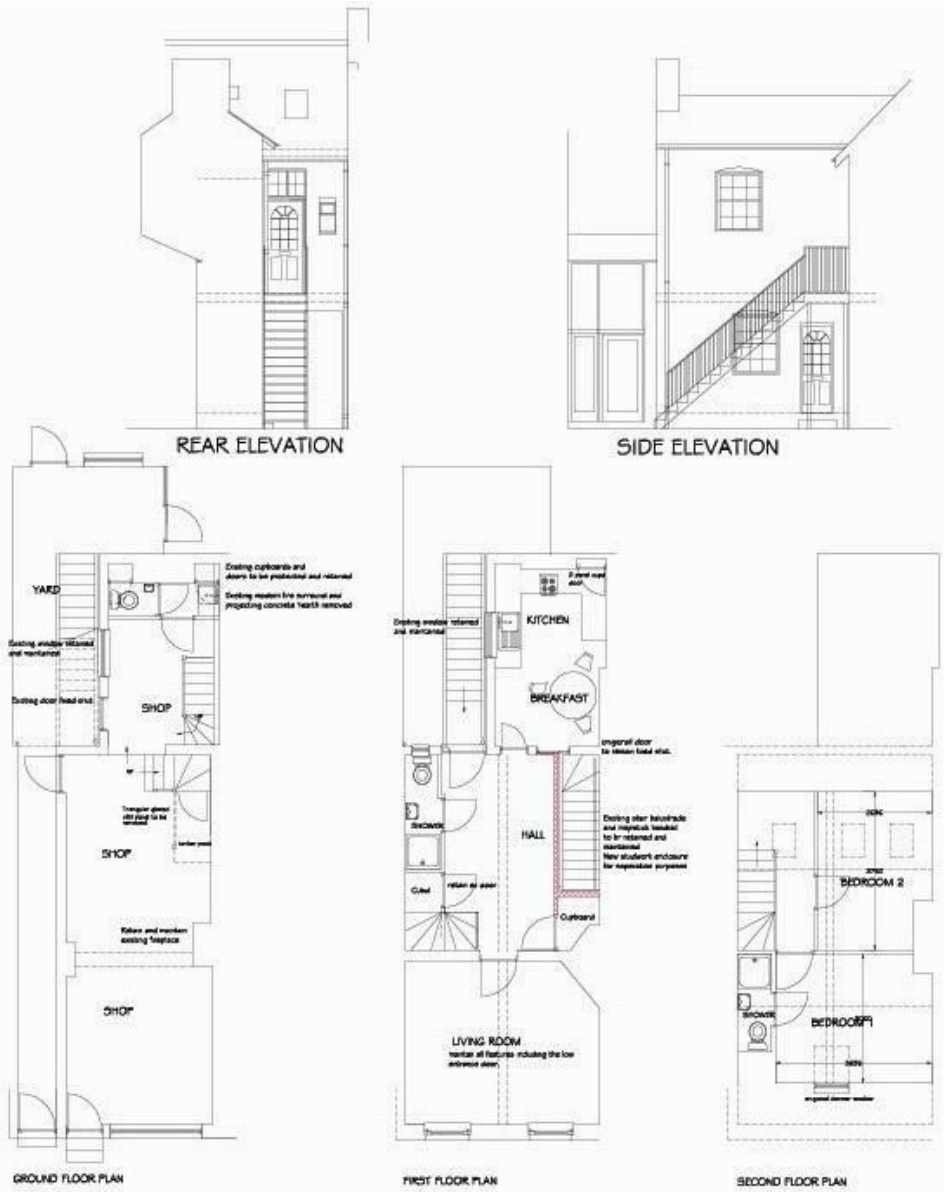
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Warwick District Council, Council Tax Band D. Flats Tax Band B

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



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