



32 Brook Street

Warwick **CV34 4BL**

Guide Price £350,000

32 Brook Street

This freehold three storey property is situated in a prime central Warwick location and, whilst presently designated as Class E retail/office premises, has potential for conversion to residential use, subject to any appropriate consents. Having the significant advantage of parking for two vehicles to the rear, the total floor area of the property is approximately 855 sq ft, comprising 320 sq ft of ground floor sale/retail space, 290 sq ft on the first floor comprising two offices and a kitchen and a further two offices and cloakroom/WC on the second floor with a floor area of approximately 245 sq ft. An excellent opportunity to purchase a property in the heart of Warwick with flexible future possibilities.

LOCATION

Brook Street lies off Swan Street in the centre of Warwick with a number of well known retail outlets positioned nearby, including Heaphy's Menswear, The Myton Hospices

Charity Shop, Café Nero and Boots the Chemist. All facilities and amenities in the centre of Warwick are within easy walking distance, as are good local road and rail links.

ON THE GROUND FLOOR

RETAIL/SHOP AREA

7.59m max x 4.06m (24'11" max x 13'4")
With large window to front looking onto Brook Street, two central heating radiators, access to water meter and doors to:-

CLOAKROOM/WC

With pedestal wash hand basin, low level WC and central heating radiator.

REAR LOBBY

With door giving external access to the car parking at the rear and from where stairs ascend to first floor level.

ON THE FIRST FLOOR

OFFICE ONE

4.06m x 3.63m (13'4" x 11'11")
With two windows to front elevation, central heating radiator and built-in cupboard.

OFFICE TWO

3.10m x 2.74m (10'2" x 9'0")
With staircase off ascending to second floor level, two central heating radiators and access to:-

KITCHEN

1.80m x 1.68m (5'11" x 5'6")
With window to rear, single drainer stainless steel sink unit and built-in cupboards below, central heating radiator and wall mounted Ideal gas fired boiler.

ON THE SECOND FLOOR

LANDING

With central heating radiator, access trap to roof space, built-in cupboard housing the hot water cylinder and door to:-

OFFICE THREE

4.06m x 2.57m (13'4" x 8'5")
With two windows to rear elevation and central heating radiator.

Features

Prime Central Warwick Location

Class E Retail / Office Premises

Three Storey Building

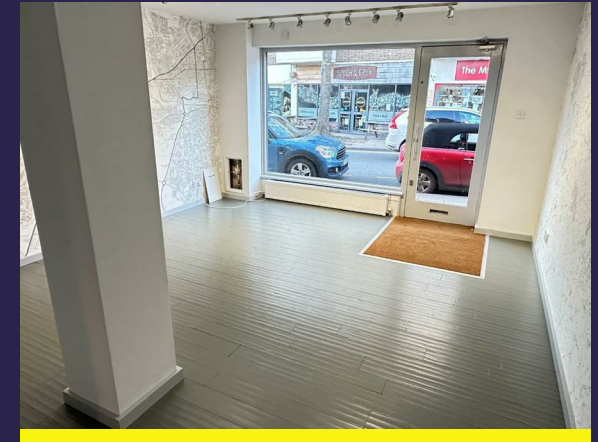
Ground Floor Retail Space

Four Upper Floor Offices

Two Parking Spaces

Immediate Vacant Possession

Potential for Residential Conversion,
Subject to Consents





Floorplan



General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band Exempt - as commercial property.
Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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