

**SMITH STREET  
WARWICK  
CV34 4JA**



**RETAIL UNIT WITHIN A POPULAR SECONDARY RETAIL AREA  
AVAILABLE FOR IMMEDIATE OCCUPATION**

**RENT: £10,000 PER ANNUM**

## DESCRIPTION

The property has a fully glazed frontage onto Smith Street and has accommodation in detail comprising:

Door giving access into:

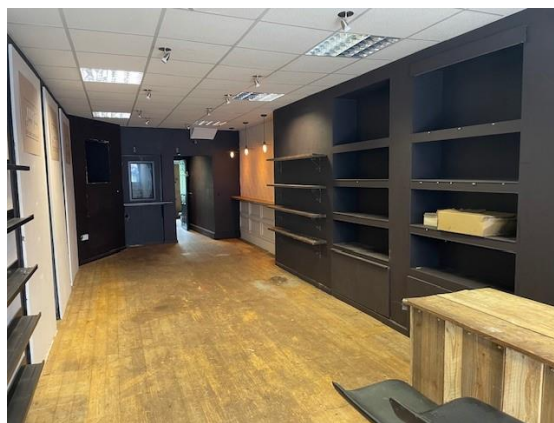
**Retail Area** 11 m x 3.5m having eight fluorescent light tubes and a number of spotlights to a suspended ceiling, a number of built-in shelving, exposed timber floor

**Cool Room** 2.2m x 1.6m this area was previously used as a beer cellar but could be easily removed to give an increased retail floor space having light point to ceiling, window into main retail area and a wall mounted chiller

**Kitchen/Storage Area** 3.29m x 2.5m having light point to ceiling, opaque glazed window to rear elevation, stainless steel 1 ½ bowl sink inset into work surface with storage below incorporating a water heater, wall mounted cupboards above, door giving access to small rear area which is believed to be shared.

**Small Storage Area** 2.3m x 0.9m having light point to ceiling, window to rear, wall mounted sink

**Cloakroom** having light point to ceiling, opaque glazed window to rear elevation, low level flush W.C., wash hand basin with tile splashback.



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### General Information:

- Tenure:** The property is available on a leasehold basis.
- Services:** We are advised that mains water, electricity, gas and drainage are connected to the property.
- Deposit:** Three months
- Rates:** Rateable Value: £9,400  
Small business rates relief can be applied for.
- Insurance:** There will be a contribution in region of £500 which is a 25% insurance contribution. (2023/24).
- Energy Performance Certificate Rating:** Energy rating: D86
- 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.

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## Disclaimer

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JMH/SP

## 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](mailto: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](mailto: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](mailto: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](mailto: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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