

**MARKET PLACE
WARWICK
CV34 4SA**



**A RETAIL UNIT OCCUPYING A PROMINENT POSITION WITHIN
THE CENTRE OF WARWICK TOWN CENTRE OFFERING
DISPLAY ONTO MARKET PLACE AND TWO WINDOWS ONTO
NEW STREET.**

RENT: £15,000 P.A.

DESCRIPTION

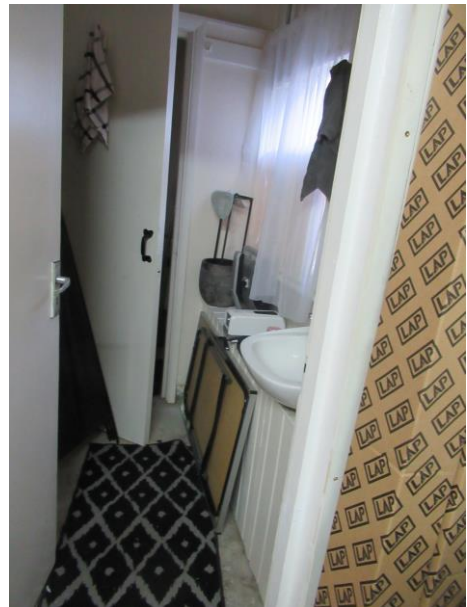
The property in detail comprises:

Glazed door give access into

Retail sales unit having a depth of 8.5m and a width at the beginning of the unit of 4.19m reducing to the rear to 3.2m

There are three fluorescent light tubes to ceiling, a number of spotlights within the windows to front and side elevations, laminate floor covering.

Store area to the rear 4.5m x 3.3m incorporating a cloakroom area with low level flush W.C. and wash hand basin.



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Registered No: 4657529
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General Information:

Tenure:	The property is available on a leasehold basis.
Services:	We are advised that mains water, electricity and drainage are connected to the property.
Deposit:	Three months deposit.
Rates:	Rateable Value: £13,500 Small business rates relief can be applied for.
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.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer. JMH/SP

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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.

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Commercial Management Department:

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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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