

TO LET

**JURY STREET
WARWICK
CV34 4EH**



**A WELL PRESENTED DOUBLE FRONTED RETAIL UNIT IN THE
HEART OF WARWICK.**

RENT: £ 17,500

DESCRIPTION

This property comprises two large, glazed windows fronting Jury Street and two doors giving access into the

Main retail area 6.7m x 4.9m plus 3.2m x 2.8m having a suspended ceiling with inset fluorescent lighting, two wall mounted electric night storage heaters, carpeted floor, extending into

Manager's office 3.6m x 3.9m having windows overlooking the main retail area, suspended ceiling, wall mounted night storage heater, safe.

To the rear there is a

Store 3m x 2m having fluorescent light point to ceiling

Hallway with a wall mounted electric night storage heater, door to

Rear elevation which is currently unusable.

Cloakroom having low level flush W.C., and a vanity wash hand basin inset into unit with storage below

Kitchen area 3.5m x 1.8m having two light points to ceiling, built-in storage cupboards with a work surface over, wall mounted electric night storage heater, door to

Rear elevation, further toilet having low level W.C., wash hand basin inset into vanity unit, storage below and electric water heater over.

The property has a total area of 82m²



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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:** £18,250
- Management/Service Charge:** There will be a charge set against this property
- 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

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

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.rustage@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

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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