

TO LET

**39 SMITH STREET
WARWICK
CV34 4JA**



**A GROUND FLOOR LOCK UP UNIT OFFERING SCOPE FOR A NUMBER OF USES
SUBJECT TO THE NECESSARY PERMISSION.**

RENTAL: £7,500 P.A.

DESCRIPTION:

This property has the advantage of a full width window and glass door giving access onto Smith Street, a popular shopping area close to the town centre.

The accommodation comprises.....

A glazed entrance door gives access into

First Retail Area:

4.59m x 4.11m having full width window to the front elevation. Runs of ceiling spotlights, laminate wooden floor, wall mounted storage heater. Two steps to.....

Secondary Retail Area:

3.97m x 2.79m having window to rear elevation, door to side passage, runs of ceiling mounted spotlights, laminate wooden floor, hairdressing wash basin. Doorway through to

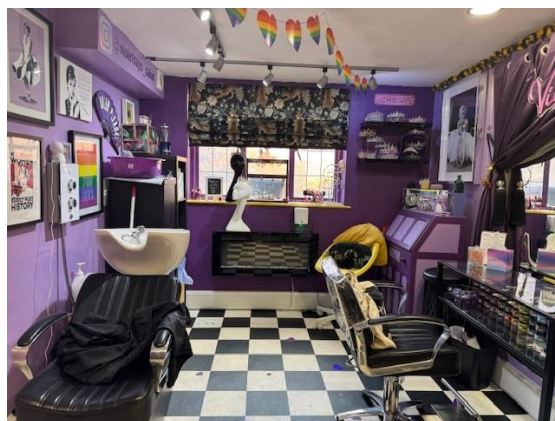
Kitchen Area:

Having stainless steel sink set into work surface with storage cupboard below, tiled splash back, under counter water heater, wall mounted storage cupboard. Door through to

W.C.

Having low level flush W.C., wash hand basin with tiled splash back.

Approximate Total Retail Area: 29.95 sq m.



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VAT No: 545 2383 44

General Information:

Tenure:	The property is available on a Leasehold and is sought on flexible terms.
Service charge:	There is a service charge of £250 per annum.
Services:	We are advised that mains water, electricity and drainage are connected to the property.
Rates:	£6,900
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.
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.

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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.

Management Department:

For all enquiries regarding rental of property, or indeed management of rented property, please contact Sunny on 01926 438128

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.

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

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