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GODFREY-PAYTON  
CHARTERED SURVEYORS



34-36 High Street

Warwick, CV34 4BE

Guide price £1,150,000



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## 34-36 High Street

Town Centre, Warwick, CV34 4BE

Commanding a prominent central location within the heart of the highly sought-after historic town of Warwick, stands this pair of imposing Grade II listed townhouses currently linked to provide commercial premises for a long-established firm of solicitors in the town.

These handsome circa early 19th Century buildings subject to planning consent, could be converted back to offer two superb town centre homes boasting versatile accommodation rising over three floors which total approximately 6,400 sq ft, each with cellars and accompanied by self contained mature gardens along with two Freehold allocated parking spaces situated to the rear of the properties off an adjacent road.

### Internal Accommodation

The full living space rising over three levels can be seen on the floor plan layouts which are provided for guidance purposes only, and in which all floor areas extend to approximately 594 sq m (6,400 sq ft in total) which includes the cellars.

### Externally

Both properties enjoy enclosed walled patio and lawn gardens areas with north westerly facing aspect.

### Services

The services connected include mains gas, water, electricity and mains drainage to both properties.

### Planning

From a pre-application enquiry with Warwick District Council the conservation and change of use from offices to residential is likely to be supported by the local authority. A pre-application enquiry was made in 2020 for the conversion and change of use from offices to two dwellings, and Warwick District Councils recommendation was "likely to support subject to amendments".

### Tenure

The properties and single parking spaces will be sold 'Freehold' but with vacant possession.

### Location

The properties are situated in a prime location on the main high street a short distance from the historic building of the Lord Leycester Hospital with further historic landmarks such as Warwick Castle a short distance to the south of the properties. The town centre boasts an abundance of local amenities, shops, restaurants and coffee houses along with excellent highly rated Ofsted schooling at all levels.

Immediately to the west of the town centre junction 15 of the M40 links the property to Birmingham and London centres of commerce, whilst the A46 provides excellent links to Stratford-upon-Avon and Coventry city centre. To the east of the town a mainline railway station provides access to London Marleybone and Birmingham Snowhill.

### Local Authorities

Warwick District Council

Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ (01926 410410)

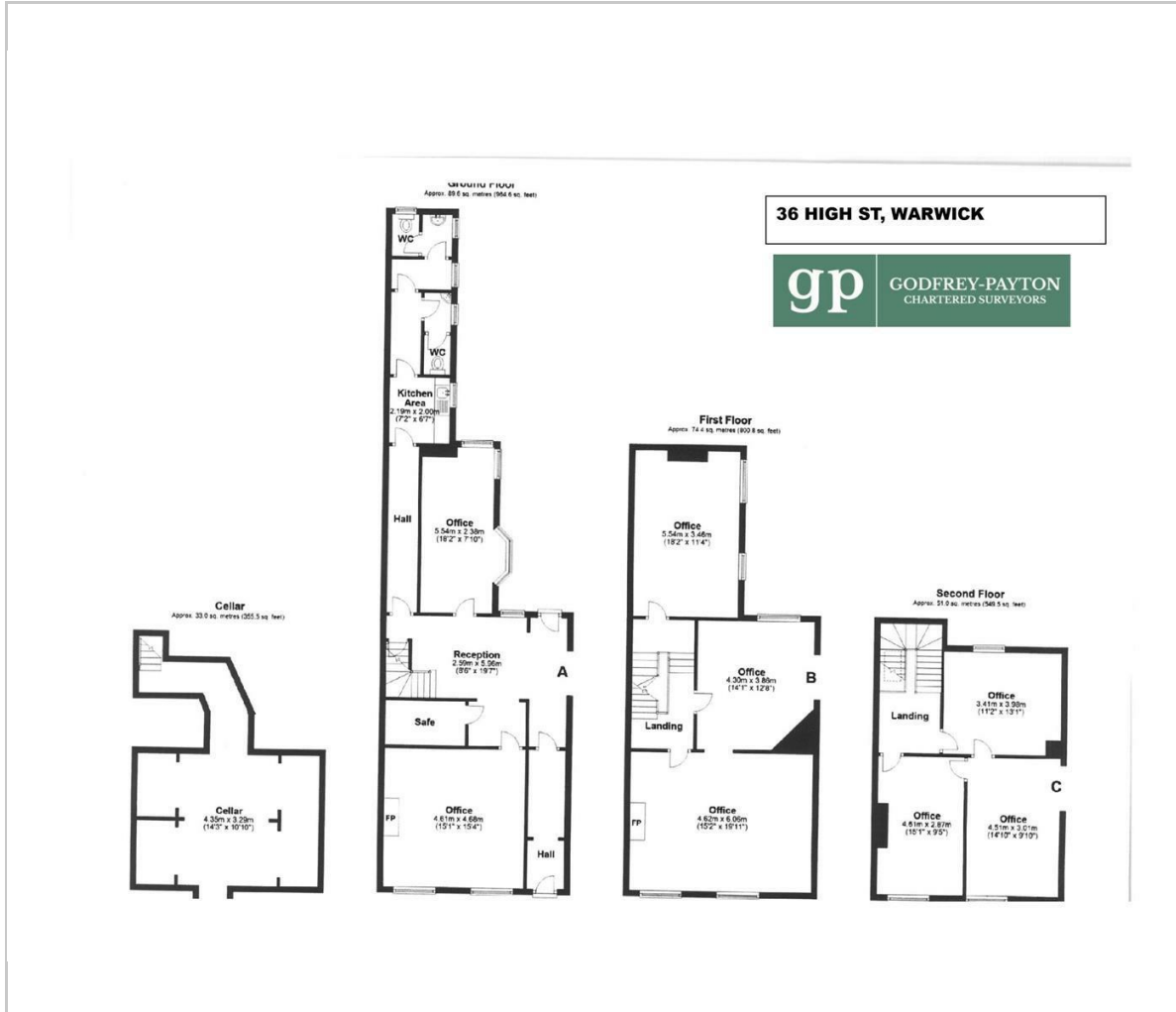
Warwickshire County Council

Shire Hall, Warwick, CV34 4RL (01926 410410)





## Floor Plan



## Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph