

TO LET / FOR SALE

22 West Street

Warwick • CV34 6AN

- Town Centre, Mid Terrace, 3 storey property.
- Ground floor Lock Up Shop which has operated as a hairdressers for many years.
- Plus 2 x bed Duplex Apartment over First and Second floor.
- Excellent Town Centre location on Main Arterial Road.
- Ground Floor available Immediately on New Lease.
- Accommodation Available:

Ground: 376 sq ft (34 sqm)

First & Second: Approx. 500 sq ft (46.45 sqm)

Price: Offers over £350,000 for the Freehold

Rent: £9,500 PAX for Ground Floor only



Location

The subject property is located on the West Street Street right which forms one of the main roads leading into Warwick Town Centre.

On the street you have short stay 'Pay & Display' parking available.

The local area offers a wide variety of retailers, restaurants, coffee shops etc. all servicing the local population.

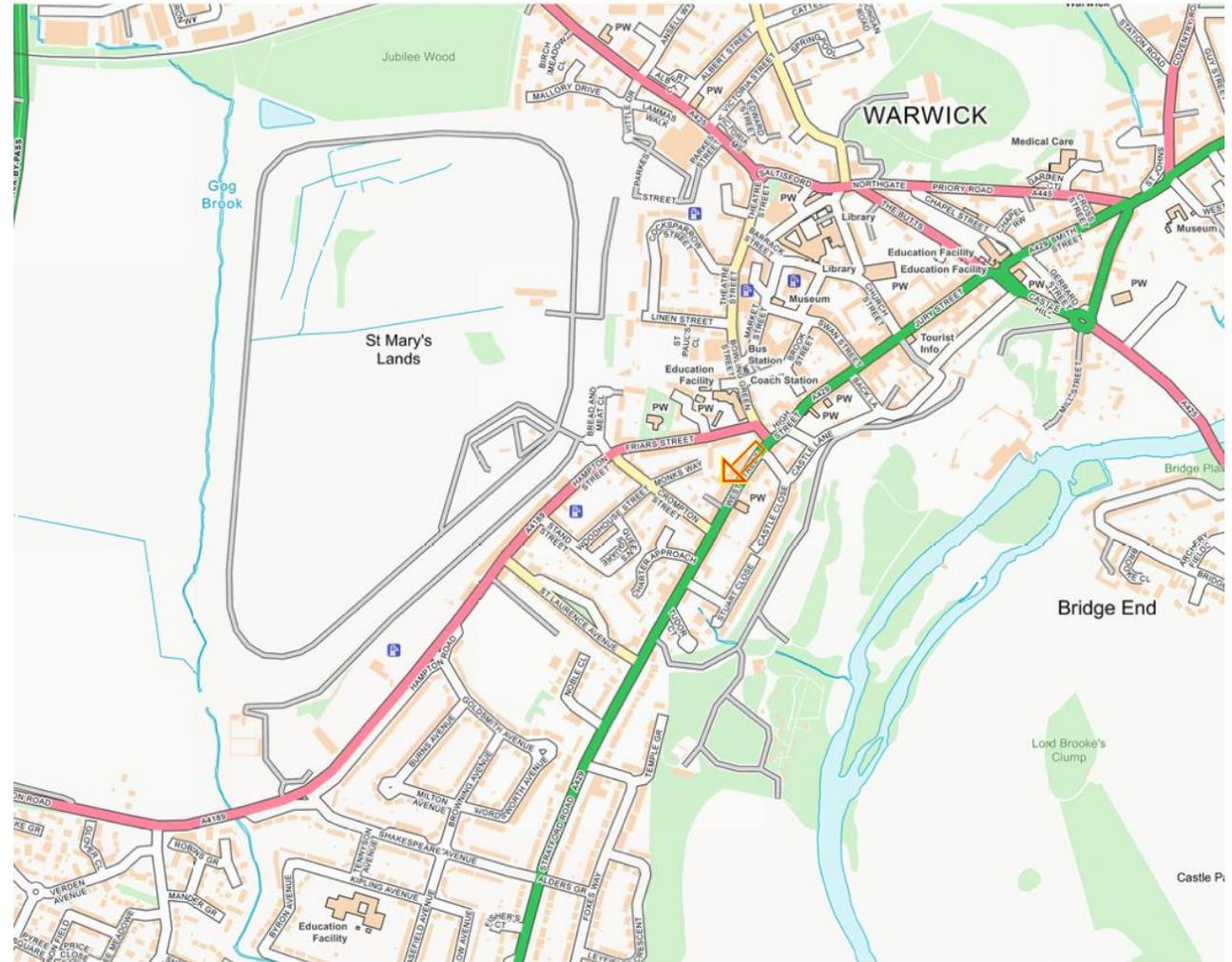
Warwick itself is a Market Town situated in the heart of the County of Warwickshire, located in between Leamington Spa and Stratford Upon Avon and within easy access of the M40 Motorway and A46. The town also benefits from 2 train stations, Warwick Parkway and Warwick Station, making it a desirable place to live for commuters as well as benefiting from a wealth of historic buildings driving tourism year round.

Description

Ground Floor Specification Includes:

- Ground floor, self-contained lock up shop unit
- Rear WC, tea point and storage space.
- Laminate floor coverings
- Neutral decoration
- Suspended ceiling incorporating LED lighting

First floor accommodation includes Bedroom 2 (to rear of property), shower room, kitchen / dining, living room and Master Bedroom on 2nd Floor.





Services

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Gas is not connected to the ground floor unit but it is to the flat. Both aspects are separately metered.

Planning

We understand that the property has the benefit of planning permission for User Class E purposes (Retail) and C3 Dwellinghouse. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

Rateable Value: £5,700 (April 2023)
Rates Payable: £2,850 per annum
Council Tax: Band B (currently thought to be £1,775.47 per annum).

Subject to occupier status, full Small Business Rates Relief should be available for the lock up shop.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Legal Costs

Each Party will meet their own legal and professional costs.

EPC

C64 - A copy can be made available upon request.
Flat – To be assessed.

Lease Term

The premises are available on a new effective full repairing and insuring lease, term to be negotiated. Tenants will contribute a fair proportion to external and communal buildings maintenance.

Alternatively, the freehold of building is also available.

Rent / Price

The lock up shop is available at a rent of **£9,500 per annum** excl. VAT is not applicable.
Price: Offers **over £350,000**.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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