

ehB Reeves
commercial property experts

TO LET

High Street Retail Premises

1,279 sq.ft (119 sq.m)

70 Market Place, Warwick, Warwickshire, CV34 4SD

Accommodation

The property is an attractive Grade II Listed Building. Of traditional construction surmounted by a Welsh slate roof, with a large shop frontage and a recessed shop front door, and at first floor level two pane sash windows. The main entrance leads into a suitably sized retail space, which in turn leads to further retailing space. There is a corridor with storage and a rear store cupboard. Stairs at the rear lead to a sizeable first floor with useable rooms and offices, as well as kitchen and WC Facilities.

NET Internal Floor areas:

Ground Floor: 666 sq.ft (61.83 sq.m)

First Floor: 613 sq.ft (56.98 sq.m)

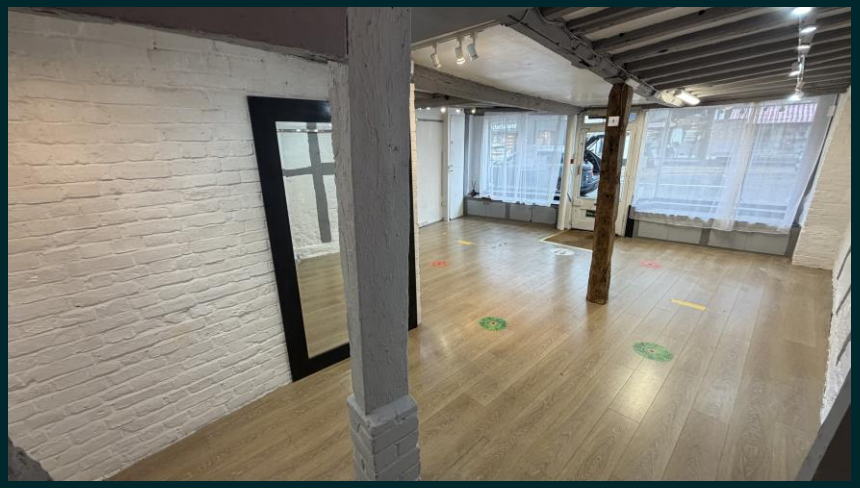
Total: 1,279 sq.ft

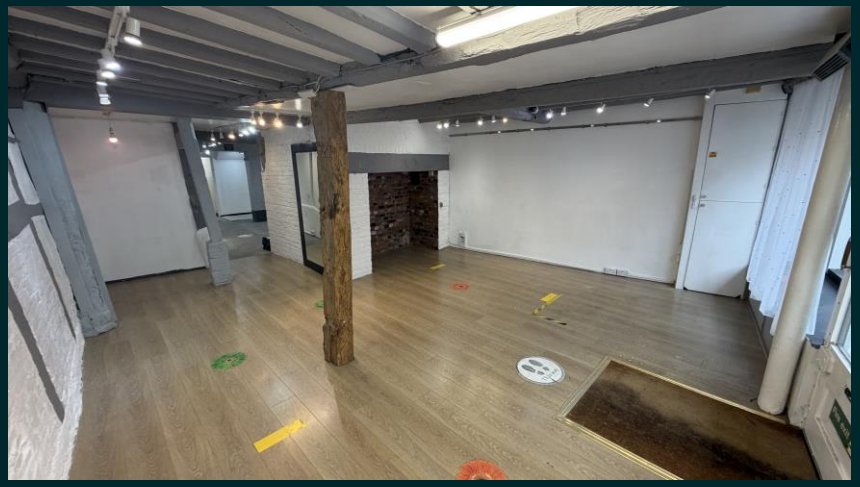
Location

Located centrally, on the prime retailing pitch in Warwick, Market Place. A vibrant situation benefiting from high footfall and a variety of retailers, restaurants, cafes and pubs in close proximity. Notable Nearby occupiers include, Caffe Nero, British Heart Foundation, Greggs and Wetherspoons.

The property is easily accessible for local residents and visitors to Warwick, with the New Street Car Park a short walk away as well as the West Gate Car Park. There are ample bus links and Warwick Railway Station is within walking distance.

SAT NAV: CV34 4SD ///







Tenure

Available on a new lease for a minimum 3 year term.

Services

Mains electricity, water and drainage are connected to the property.

EPC TBC

Planning

Class E (Retail)

Rent

£18,000 per annum (exclusive)





Rates

The rateable value for the current year is £20,000.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction

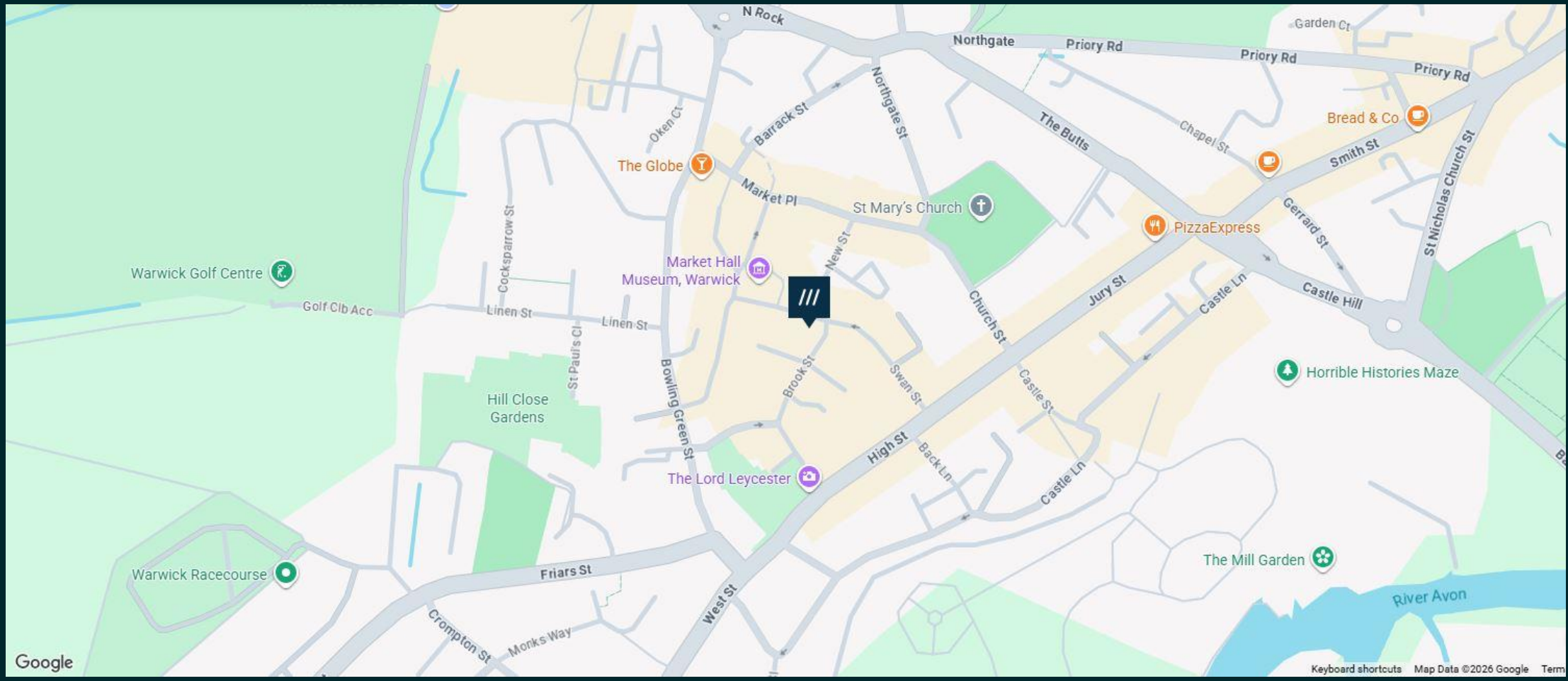
Service Charge

A small service charge may be levied for the maintenance and repair of the structure and roof.









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For viewing arrangements, contact:

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