FOR SALE

83 TO 95 EMSCOTE ROAD

Warwick CV34



Detached self-contained retail space with upper floor office accommodation

5,868 sq ft (545.15 sq m)

BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

Superbly located highly prominent freehold premises

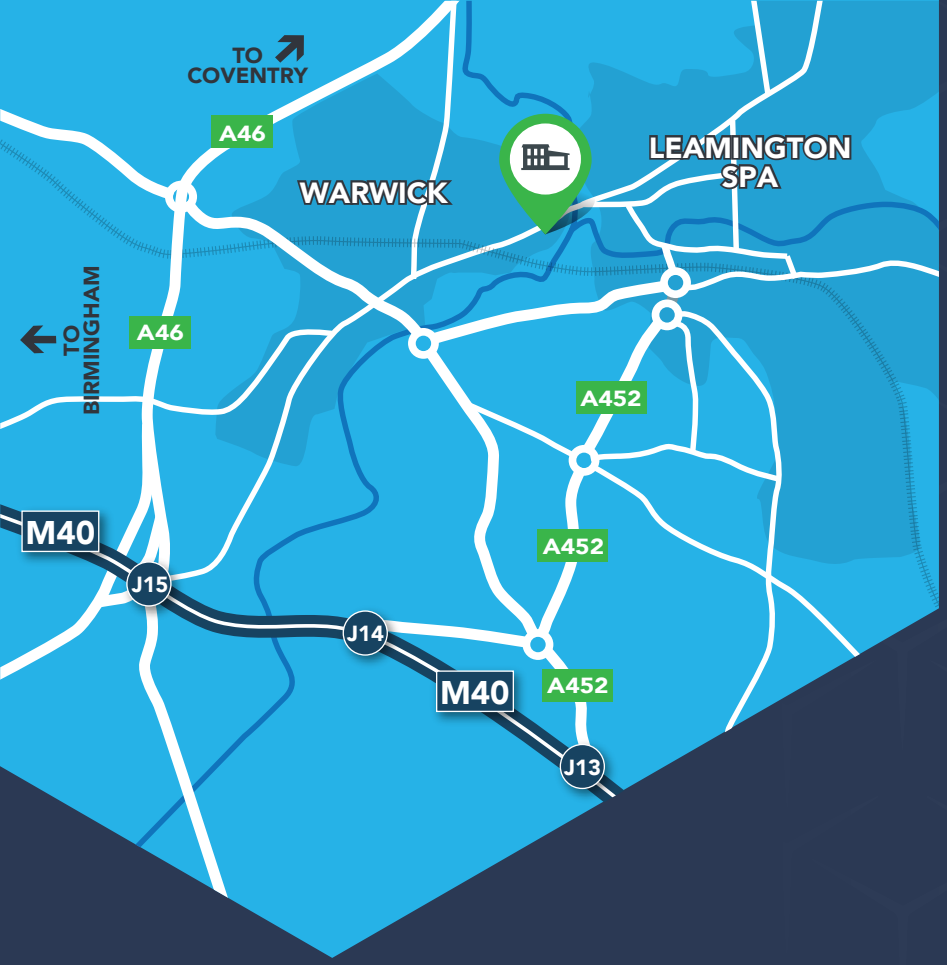
Suitable for a variety of uses (STP)

83-85 Emscote Road is well located with main road frontage and excellent visibility. In addition the freehold of Herald Court to the rear is included with 25 ground rents being paid. Separately there are 4 freehold garages also available.

- Highly visable location
- Suitable for a variety of uses (STP)
- 4 lock up garages available
- Additional ground rent income
- Rare freehold opportunity







Location

83-95 Emscote Road is ideally located with road frontage between Royal Leamington Spa and the market town of Warwick.

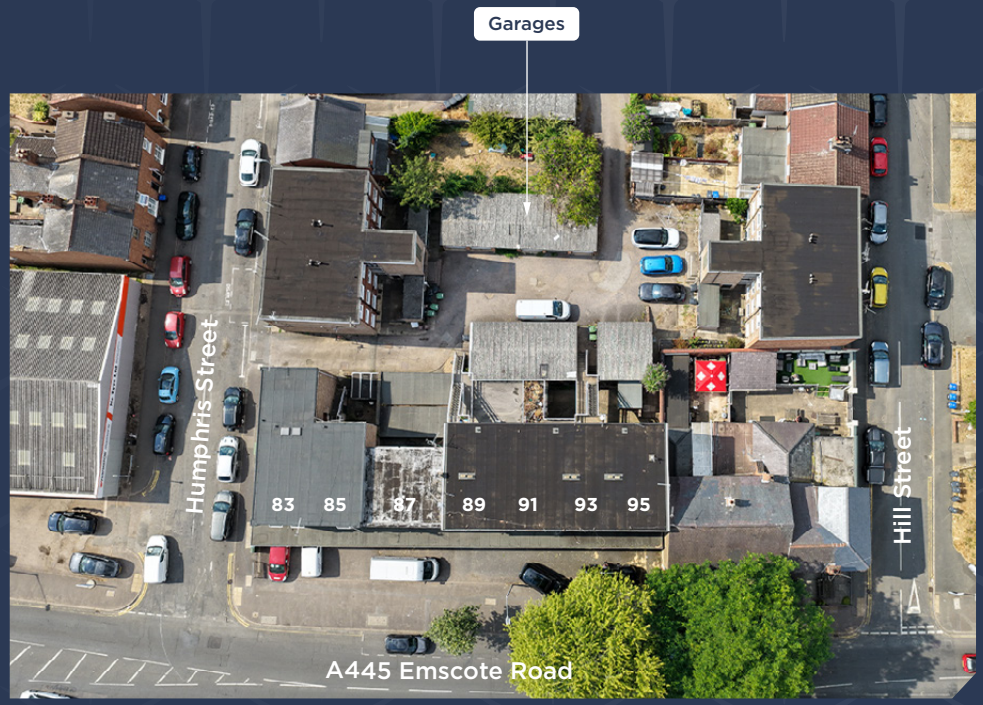
Emscote Road is an extremely busy location for both Commercial and Residential uses.

Town Centres

Leamington	1.8m
Warwick	1.1m
Kenilworth	4.4m
Coventry	10.7m

Roads

M40 (Jct 15)	3.1m
M40 (Jct 13)	4.2m
A46	1.7m





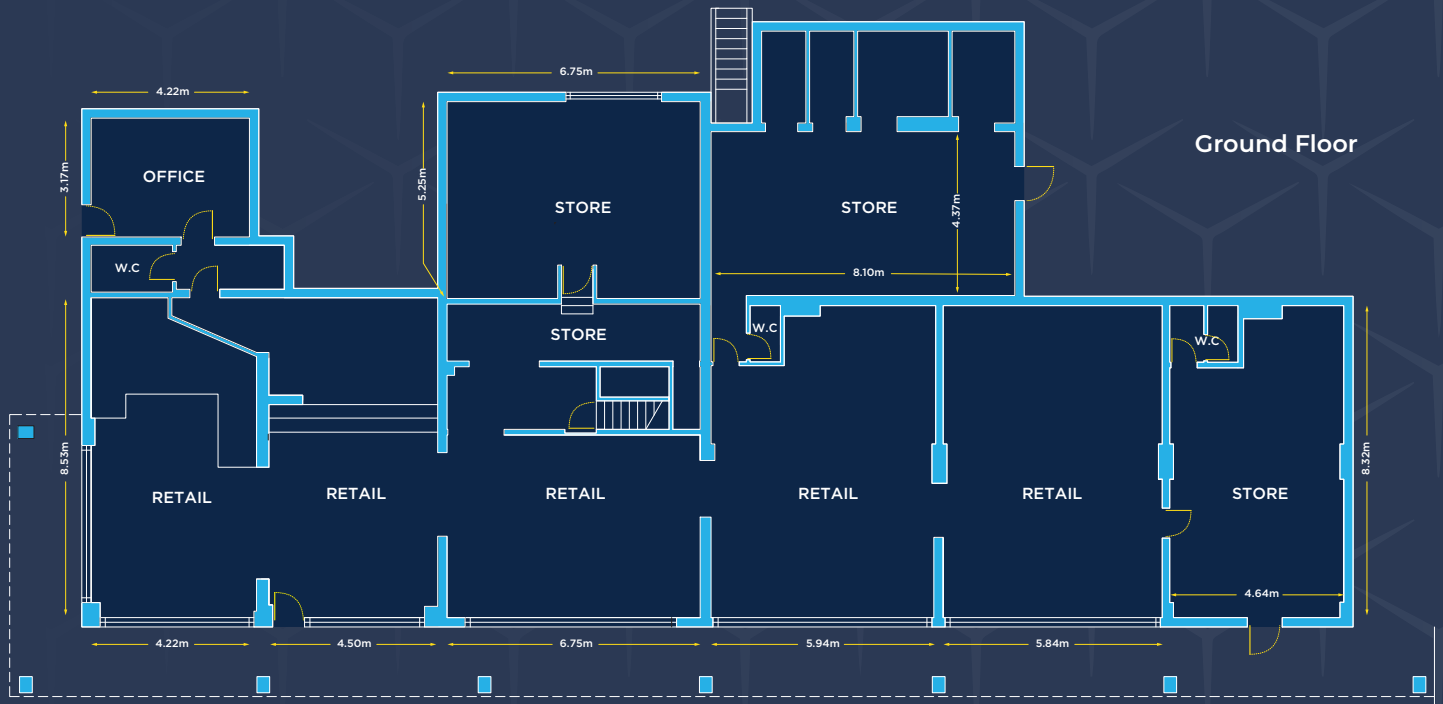
Accommodation

Description	Sq ft	Sq m
Ground floor	4,253	395.15
1st floor	436	40.5
2nd floor	436	40.5
Garages	495	46.0
Total	**5,620**	**522.15**

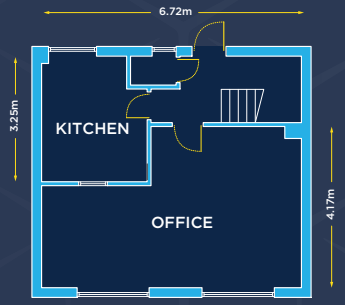




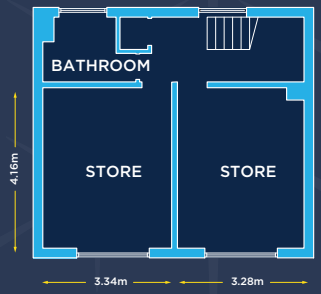
Ground Floor



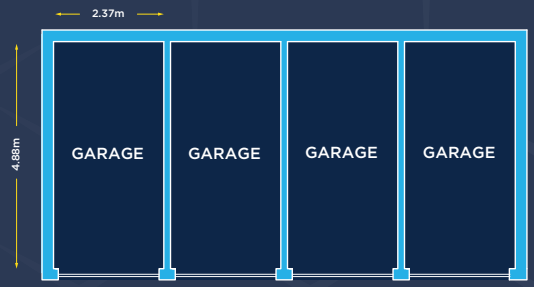
First Floor



Second Floor



Garages



FURTHER INFORMATION

Rare opportunity to purchase freehold including ground rents and garages

PRICE // £900,000

Suitable for a variety of uses (STP)



Business Rates
The building has a rateable value of £29,500.

Interested parties should checkthese figures with the local ratingauthority.

Energy Performance Certificate
C70.

Legal costs
Each party is to bear their own legal costs incurred in the transaction.

VAT
We believe the property has not been elected for VAT.

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. November 2026.

Viewing
Strictly by appointment with sole selling agent:



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Anti Money Laundering
To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.