

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

ARDY

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
visible
location



Suitable for
a variety of
uses (STP)



4 lock up
garages
available

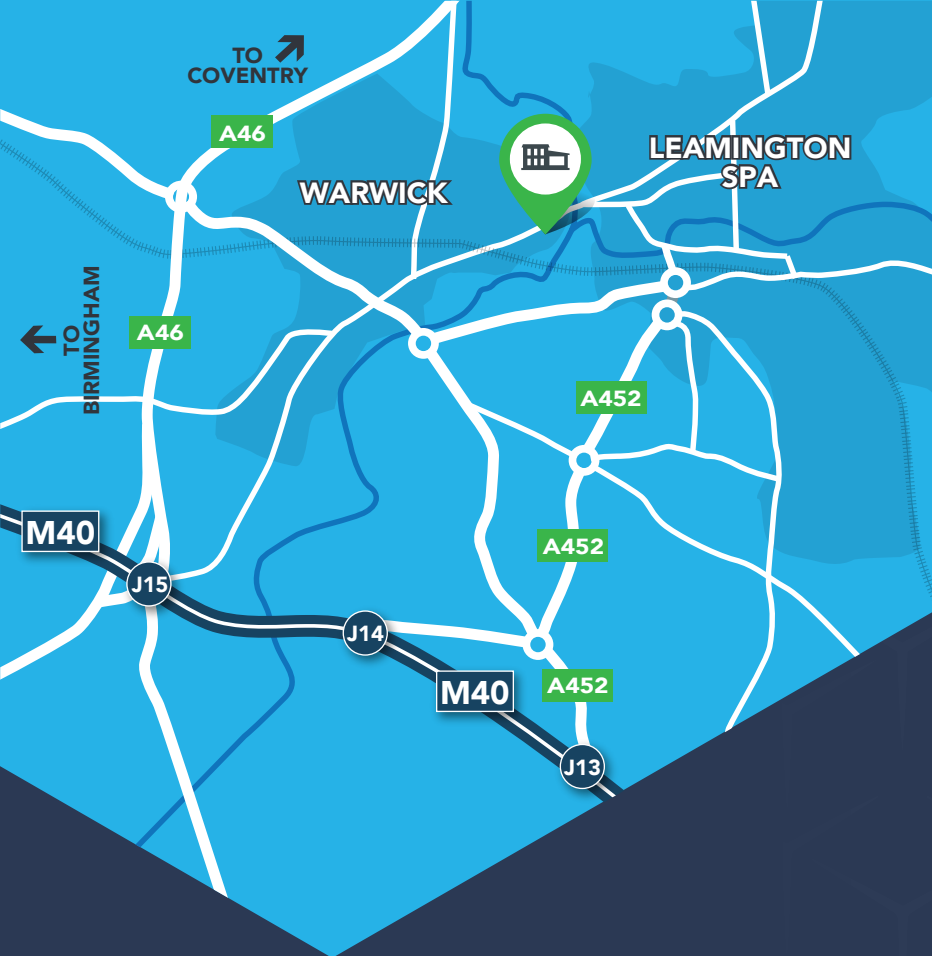


Additional
ground rent
income



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



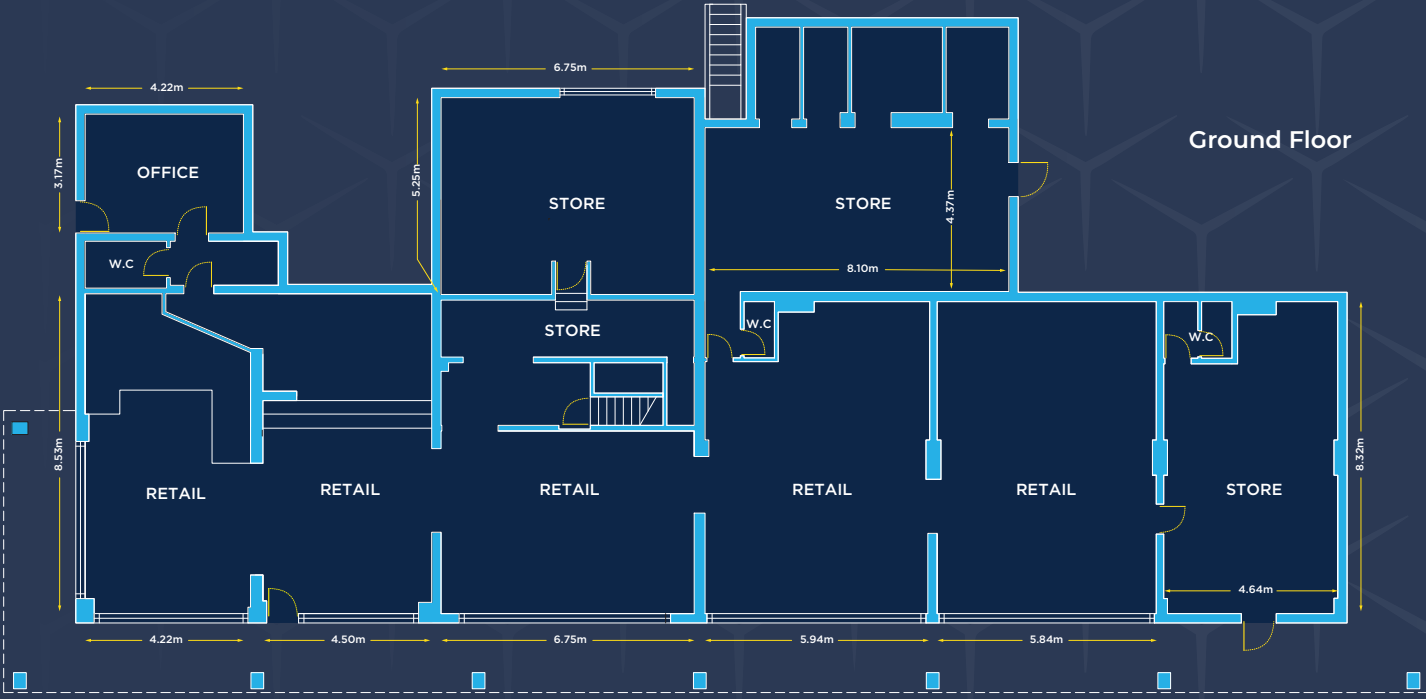
Roads

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

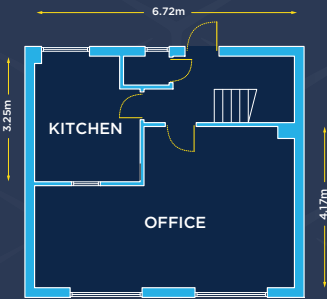


Accommodation

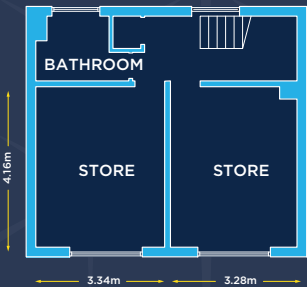
Description	Sq ft	Sq m
Ground floor	4,253	395.15
1st floor	436	40.5
2nd floor	436	40.5
Garages	495	46.0
Total	5,620	522.15



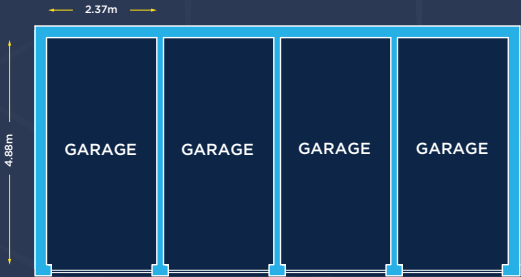
First Floor



Second Floor



Garages



Rare opportunity to purchase freehold including ground rents and garages

PRICE // £1,000,000

**Suitable for a variety
of uses (STP)**



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Business Rates

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

Interested parties should check these figures with the local rating authority.

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.

Viewing

Strictly by appointment with sole selling agent:



Tom Bromwich

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07718 037 150



Harvey Wells

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07990 050 091



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Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE

Anti Money Laundering

To comply with our legal responsibilities for Anti Money 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.