

INVESTMENT SALE

BRAY HOUSE

Warwick • CV34 4EH

A Mixed-Use
Investment Sale
in the heart of
Warwick town centre



Bray House
13-15 Jury Street
Warwick
CV34 4EH



BROMWICH
ARDY

024 7630 8900
www.bromwichhardy.com

INVESTMENT SALE

Bray House offers a mixed-use investment opportunity in a highly sought after affluent market town location

2

Retail units

8

Residential units

Residential Leases

Possibility of renewing lease extensions on the residential flats. Five leases have approximately 58 years unexpired



Description

Bray House presents a multi-purpose commercial building, arranged over ground, first and second floor, including two retail units on ground floor and 8 flats above. Both retail premises are let to individual tenants, and the flats are on long leasehold agreements.

8 residential flats sold on long leaseholds.

Rent: £30,500 p.a.
with reversionary potential

Price: £380,000

The property sale represents a gross yield of 8%, with reversionary potential on the retail units.

Accommodation

Unit	sq ft	Rent (p.a)
13 Jury Street	230	£13,000
15 Jury Street	240	£17,500
8 x Flats	Let on a long leasehold	



Ground floor retail with residential above



Strong frontage onto the high street



Desirable town centre location



The landlord is undertaking remedial works to the roof of the building

INVESTMENT SALE

Bray House sits in the heart of the historic town centre of Warwick. The property benefits from strong pedestrian footfall on a main thoroughfare



Motorways

M40 Jct 15 (North)	1.9m
M40 Jct 14 (South)	3.5m
M42 Jct6	15.2m



Stations

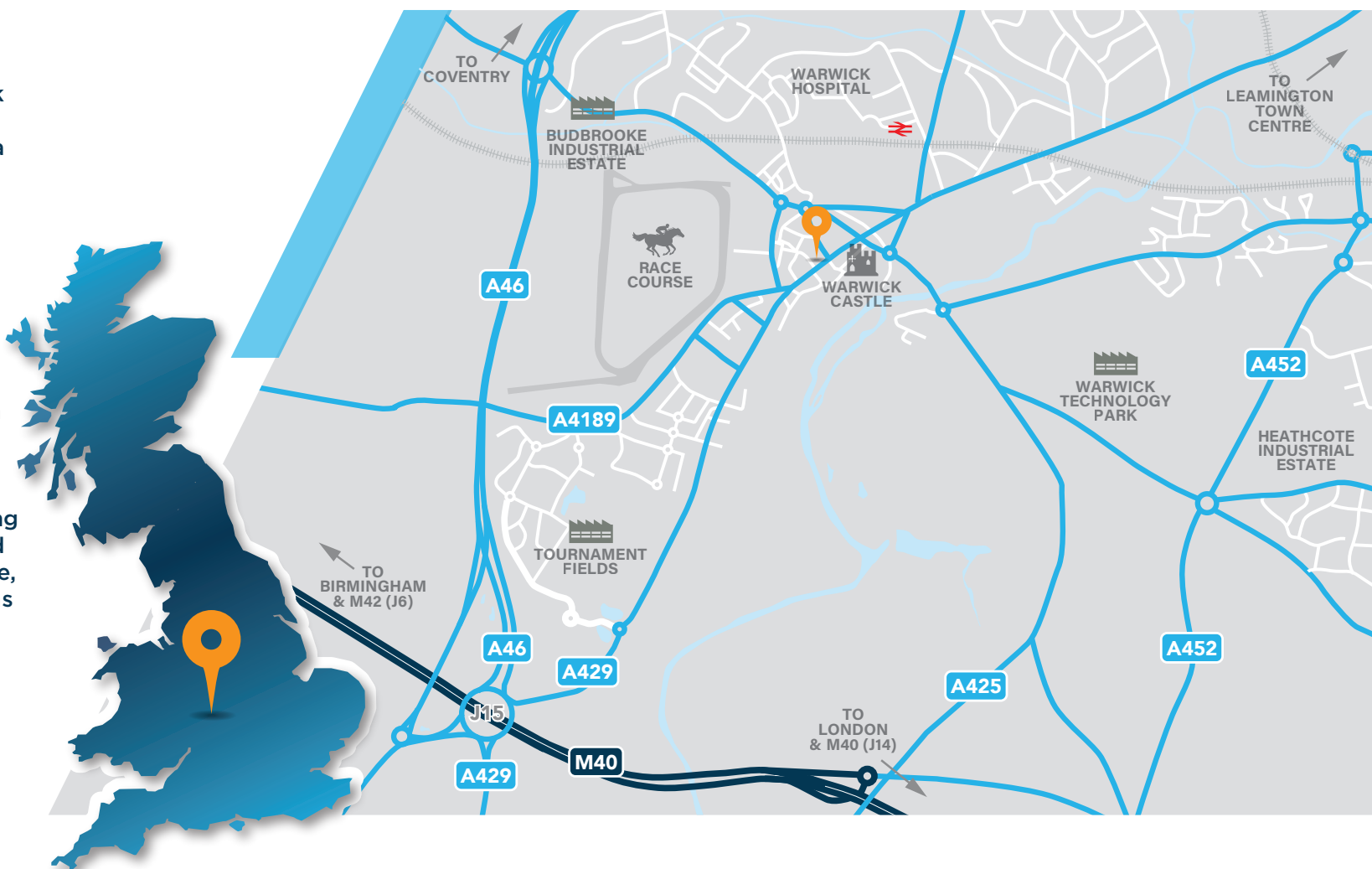
Warwick	0.6m
Leamington	2.5m
Coventry	11.0m



Location

Bray House occupies a prominent town centre position within Warwick on Jury Street, fronting one of the town's principal thoroughfares and a well-established retail and commercial location. The property sits in the heart of the historic town centre, benefiting from strong pedestrian footfall generated by a mix of national and independent retailers, cafés, restaurants and professional services.

The property is well connected, with Warwick Railway Station located approximately 2 miles to the west, providing regular services to Birmingham, London and surrounding regional centres. The A429, A46 and M40 motorway are readily accessible, offering convenient road connections throughout the Midlands and the wider motorway network.



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Viewing

Strictly by appointment through sole agents:



Tom Bromwich

tom.bromwich@bromwichhardy.com

02476 308 901
07718 037 150



Harvey Wells

harvey.wells@bromwichhardy.com

02476 308 900
07990 050 091



Bromwich Hardy

1 The Cobalt Centre, Siskin Parkway East
Middlemarch Business Park, Coventry
CV3 4PE



Business Rates

Rateable Value:
£39,000

EPC

Rating: E

Legal costs

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

VAT

TBC

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.

