

55 Coten End, Warwick, CV34 4NU

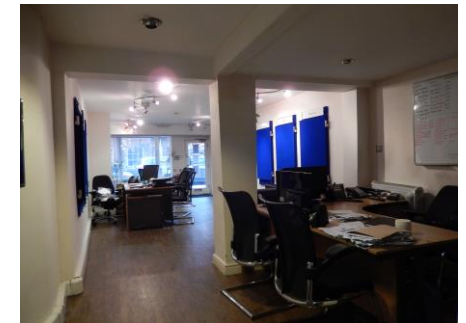
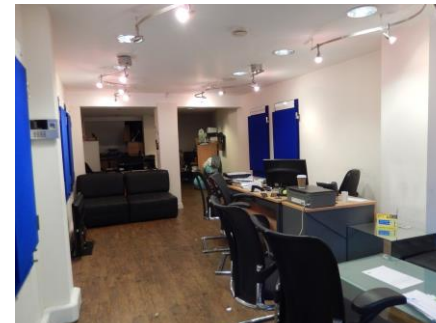
For Sale Freehold

Shop Premises

Ground Floor Retail Area - 492 sq ft (45.71 sq m) approx.
First Floor Offices / Stores - 287 sq ft (26.79 sq m) approx.

- Fronts A445 about 1/2 a mile from Warwick Town Centre.
- Close to Sainsbury Local & Wickes as well as a range of other independent retailers.

Offers based on £149,950



LOCATION

Warwick is a thriving medieval town situated on the River Avon offering a range of shopping, sports, social & recreational activities & the principal tourist attraction Warwick Castle. It is within easy reach of the West Midlands Conurbation and the Cotswolds are close at hand.

55 Coten End lies about 1/2 a mile north east of Warwick Town Centre fronting the A445 one of the main through roads connecting Warwick to Leamington Spa. The property lies close to the junction with Cherry Street opposite a Sainsbury Local & Wickes kitchen & bathroom store. There are a range of other independent retail & office occupiers close by.

Approximate distances: Leamington Spa - 3 miles, J15 of the M40 - 2 miles, Stratford upon Avon - 7 miles, Coventry - 11 miles, Solihull - 15 miles, Birmingham - 27 miles.

DESCRIPTION

A 2 storey brick built inner terraced retail / shop premises with upvc double glazed windows & pitched slate roof having part single and part 2 storey extensions to the rear. The rear single storey part is flat roofed.

Well fitted out modern ground floor retail / shop area. UPVC double glazed display window to frontage with outside awning. Internal metal security shutter. Vinyl floor tiles, inset and spot lighting. 3 compartment side trunking.

Separate rear lobby with Kitchen, Shower & WC. Stairs to first floor leading to landing with useful storage to side, rear office & front office / store.

Fire exit door off the ground floor rear lobby leads to a small outside area. This is understood to lead onto a shared pedestrian access way on to Cherry Street.

ACCOMMODATION

1. Ground Floor

a) Retail Shop

Shop Width - 3.65 m approx. increasing to approx. 3.9m at the rear.

Shop Depth - 12.62 m approx. (excluding bay window).

Retail Sales Area - 45.71 sq m (492 sq ft)

b) Rear Lobby

Kitchen - 2.55 sq m (27 sq ft)

Shower & WC

Stairs to 1st floor

Total Approximate Net Internal Ground Floor Area - 48.26 sq m (519 sq ft)

2. First Floor

a) Landing with useful storage to side - 2.76 sq m (28 sq ft)

b) Rear Office - 14.55 sq m (157 sq ft)

c) Front Office - 9.48 sq m (102 sq ft)

Total Approximate Net Internal First Floor Area - 26.79 sq m (287 sq ft)

Total Approximate Net Internal Area of Ground & First Floor - 75.05 sq m (806 sq ft)

SERVICES

All main services except for gas are connected. The premises are part heated by electric panel heaters. Smoke alarms & emergency lighting is fitted.

TERMS

Offers based on £149,950 are invited for the freehold interest with vacant possession on completion.

BUSINESS RATES

The premises are currently assessed as a shop and premises at a rateable value of £8,700.

TOWN PLANNING

We understand that the premises have previously been used as shop & office premises by a Residential Letting Agency which would come under a Class A2 Use. The premises may also be suitable for A1 Retail. There may also be potential to convert the premises into part residential use as live work office. Interested parties are advised to contact Warwick District Council to verify that the premises can be used for the purpose they have in mind.

LEGAL COSTS

Each party will be responsible for bearing their own costs.

VAT

All prices quoted are exclusive of VAT.

EPC

The current EPC Rating is C. A full copy of the energy Performance Certificate is available upon request.

VIEWINGS

Strictly by prior appointment via the sole agent - Peter Clarke & Co LLP. Contact: Stephen Werner Tel: 01926 429400 or Direct Dial 01926 340996. Email: commercial@peterclarke.co.uk

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