

TO LET

**40 BROOK STREET
WARWICK
CV34 4BL**

**TWO STOREY TOWN CENTRE RETAIL PREMISES AVAILABLE
FOR IMMEDIATE OCCUPATION**



**HAVING A NET INTERNAL FLOOR AREA IN THE ORDER
OF 78 M² (843 FT²)**

RENT: £17,500 P.A.

NEW LEASE SOUGHT ON FLEXIBLE TERMS

LOCATION

This property is situated in Brook Street in the centre of Warwick town centre.

DESCRIPTION

This property has the advantage of roller shutter security but with full height window facing Brook Street.

A glazed door gives access into....

The ground floor retail area

Having eight fluorescent light points to ceiling, a number of spotlights, air conditioning and understairs storage cupboard.

The retail area has a gross internal floor area of 53.6m² (577 ft²).

To the rear of this there is a stainless-steel sink with cupboard below and electric water heater over.

From here there is also access to the rear elevation.

Stairs lead up to the....

First floor area

Having a floor area of 25m² (266 ft²).

Having two windows to front elevation, air conditioning unit and access to loft void and door through to....

Kitchen area

Having a stainless-steel sink with storage beneath.

Door through to....

W.C.

Having low level flush W.C. opaque windows to rear elevation and wash hand basin.

Outside

There is a yard to the rear with a gate which leads to the side alley and then onto the street.

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Ground floor retail area looking to front



Ground floor retail looking to rear



First floor area facing Brook Street



External view from street

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HAWKESFORD, 6 Euston Place, Leamington Spa, CV32 4LN

Registered No: 4657529
VAT No: 545 2383 44

General Information:

Tenure:	A new tenancy is sought on flexible lease terms.
Services:	We are advised that mains water, electricity and drainage are connected to the property.
Rates:	Rateable Value: £9,400 Rates Payable: £4,615.40 for the year 2019/20. Small business rates relief can be applied for.
Legal Costs:	Each party will be responsible for their own legal fees.
Viewing:	By prior arrangement with Hawkesford Commercial Department – 01926 438129
Special Note	All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
Photographs	Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer. JMH/SP

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Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124.

Management Department:

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on 01926 438123

Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or leamington@hawkesford.co.uk

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