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commercial property experts

**FOR SALE FREEHOLD**

Shop of 359 sq.ft (33 sq.m)

With Well Appointed 2-Bedroom  
Apartment & Lovely Garden

**PRICE REDUCTION**

**43 Smith Street, Warwick, Warwickshire CV34 4JA**



## Accommodation

43 Smith Street is a five-storey period building, having for many years traded as a retail unit on the ground floor, with a very well fitted and well laid out apartment starting at ground floor and going up to the third floor. In detail the building provides the following :-

**Ground floor** retail space of 359 sq ft (33.36 sq.m) with trap door to cellar, the area of which covers the main ground floor area

Retail frontage 4.08m

Retail overall depth 9.13m

To the rear there are two doors leading to the residential accommodation, which is laid out over 4 floors. The ground floor residential element provides a fully fitted kitchen and WC for the property. The kitchen is well fitted, presented and laid out, and has a rear door leading to the attractive and well matured garden.

The **first floor** provides a front living room (3.95m x 3.62m) with electric fire and timber fire surround, and storage cupboard, and further landing/reception area (3.63m x 3.42m) with French doors leading to a decking area over the kitchen. First floor overall area is 288 sq ft. (26.77 sq.m).

On the **second floor** is the principal master bedroom (4.26m x 3.61m) with original cast iron fireplace, and built in wardrobe, and to the rear of this floor is a large well appointed bathroom (3.23 m x 3.41 m), with bath and electric shower over, WC and vanity unit, original cast iron fireplace, and cupboard housing the gas boiler and water tank. The second floor area in total is 283 sq ft (26.30 sq.m).

The **third floor** comprises a bedroom within the roof space (4.65m x 3.72m) = 186 sq ft (17.29 sq.m) with built in storage to eaves.

The **basement** provides basic storage in 3 areas with brick floors and a mixture of brick and stone walls. It houses the gas meter and provides manhole access to drainage. The basement covers the majority of the floor area of the ground floor retail space.



Outside to the rear of the building is a split-level garden, which is laid out to lawn with well stocked and mature flower beds and two garden structures/sheds at the rear. The garden is fully walled with no rear separate access.

## Location

Smith Street is one of the oldest and well established shopping locations in the heart of Warwick, the County Town of Warwickshire. A principal arterial road, it is located between two major visitor attractions, Warwick Castle and St. John's Museum. Smith st provides a mix of quality independent shops, restaurants and some residential property.

Warwick Castle, Museums, Warwick Boat Club and St. Nicholas Park are within a short walk of this location, as are many other attractions to the town such as Warwick Race Course. The road runs in a one way direction with 'pay and display' on street parking on Smith Street itself and Local Authority car parks a short walk



away just off The Butts and Priory Road respectively.

The location is well respected for its healthy collection of restaurants, bars and cafes.

## Tenure

Freehold

## Price Reduction

Offers in Excess of £395,000 freehold

(subject to vacant possession).

## Services

All mains services are connected to the property. Heating to the residential accommodation and shop is by means of a gas fired central heating system.

## EPC D(100)



## Planning

Class E (Retail) and Class C3 (Private Residence).

## Rates

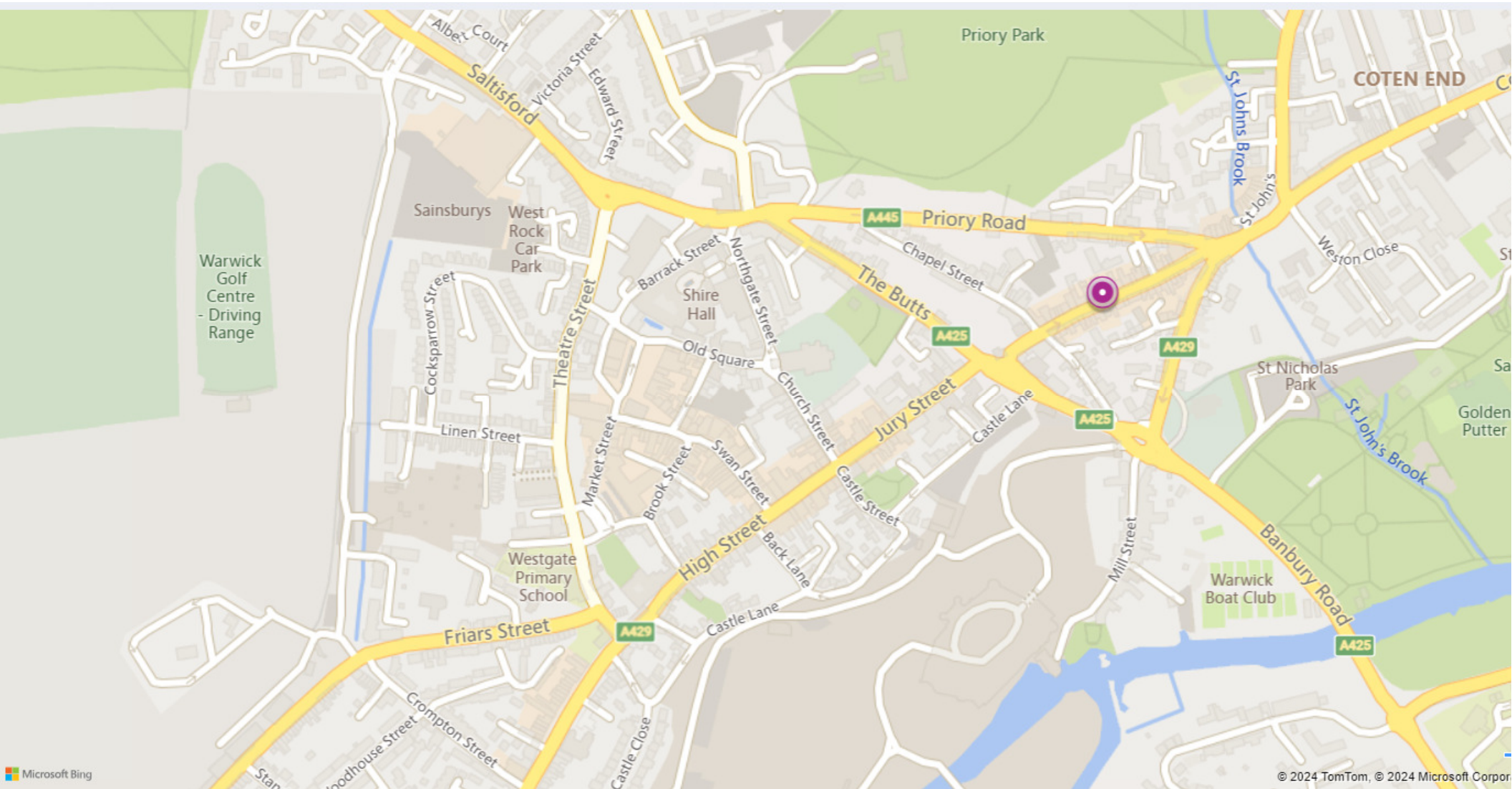
Retail: The rateable value for the current year is £7,700. 100% small business rate relief available subject to rate payers status.

Residential: The Council Tax assessment is Band C

## Legal Costs

Each party will be responsible for their own legal costs.





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