

SHOP TO LET

TIM COX ASSOCIATES

CHARTERED SURVEYORS



20 MARKET PLACE WARWICK CV34 4SL

- PRIME LOCATION IN WARWICK TOWN CENTRE
- SALES AREA 856 SQ FT
- NEW LEASE
- RENT £20,000 PA

SITUATION The premises are located in the centre of Warwick among other retailers, restaurants, coffee shops and pubs. The location is mostly pedestrianised with a one-way system and small number of parking spaces.

DESCRIPTION The shop comprises a sales area, kitchen, stores and WC.

Frontage	19'6" (5.95 m)
Ground floor sales approx.	856 sq.ft (79.6 sq.m)
Ground floor kitchen	234 sq.ft (21.75 sq.m)
Stores	63 sq.ft (5.85 sq.m)
Separate WC	

Please note :Every effort has been made to ensure that the above floor areas are accurate. They are in accordance with the Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.

LEASE The premises are offered on a new lease for a term of years to be agreed.

RENT £20,000 per annum exclusive.

SERVICE CHARGE There is a service charge to cover a share of external areas. Further details from the letting agents

RATEABLE VALUE £20,750 from 1st April 2023.

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37A Guild Street
Stratford upon Avon
Warwickshire CV37 6QY
Tel: 01789 269444
www.timcox.co.uk
Email: commercial@timcox.co.uk

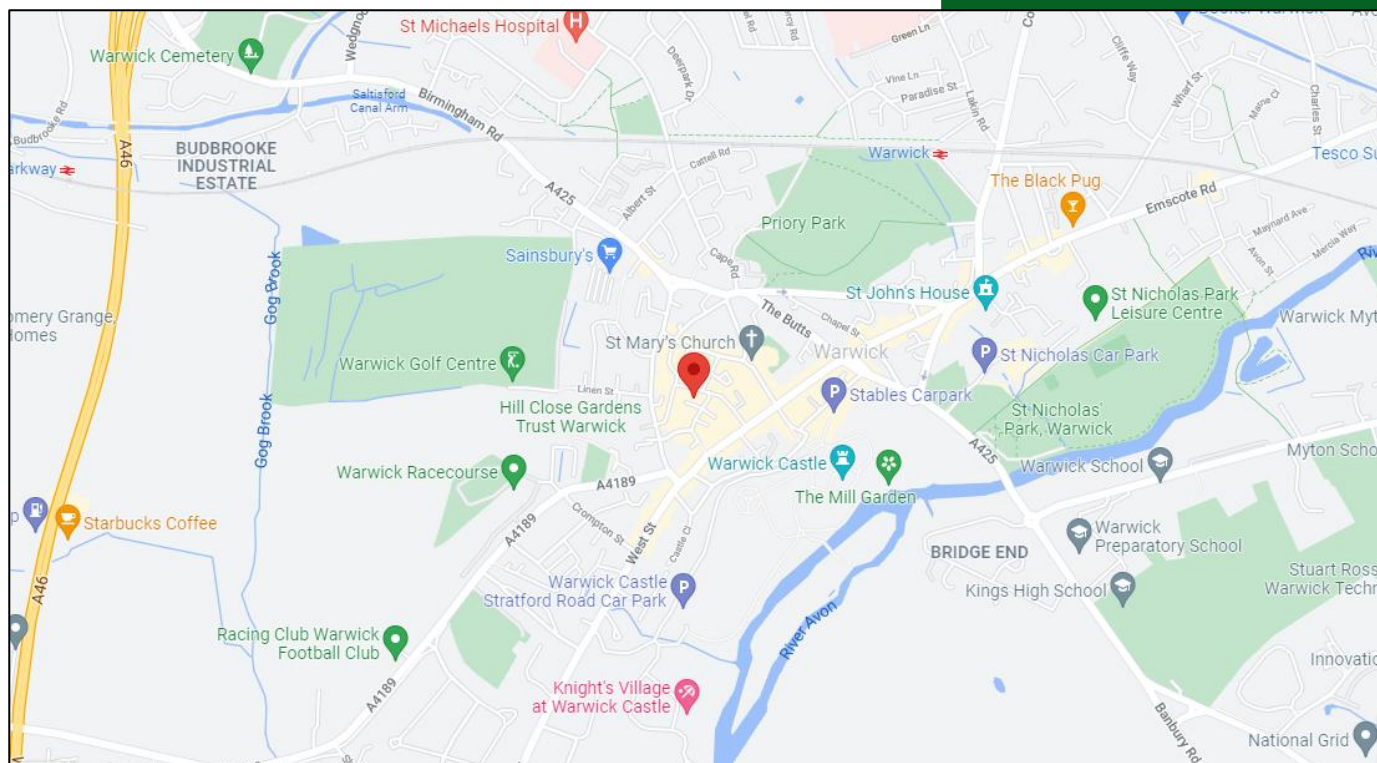
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Please Note : We believe that for certain tenants that there may be no liability to pay rates, however this office gives no warranty that the rating values supplied and the sums of money expressed as being payable are accurate and the purchaser/tenant must rely upon their own enquiries with the Local Authority on 01926 410410 or <https://www.gov.uk/correct-your-business-rates>.

SERVICES	Mains water, electricity and drainage are connected to the property.
EPC	Band D
LEGAL COSTS	Each party to be responsible for their own costs incurred in the transaction.
VAT	VAT will be payable in addition where applicable.
VIEWING	By prior appointment with the sole Agents.

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MISREPRESENTATION ACT 1967 Tim Cox Associates for themselves and for the vendor or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Tim Cox Associates has any authority to make or give any representation or warranty in relation to this property.

This property's current energy rating is D.

