

RETAIL - OUT OF TOWN, RETAIL - IN TOWN, CONVENIENCE STORE TO LET



2 THE PRECINCT, SPINNEY HILL, WARWICK, CV34 5SR

To Rent: £9,500 per annum

378 sq ft (35.12 sq m)

Description

The property comprises a mid-terrace ground floor lock-up shop with extensive glazed retail frontage. The unit is ready for tenant fit-out. To the rear is a kitchen and WC with separate rear access door leading directly to a separate rear garage/lock-up store.

Please note the landlord will not permit a fish and chip shop or a convenience store.

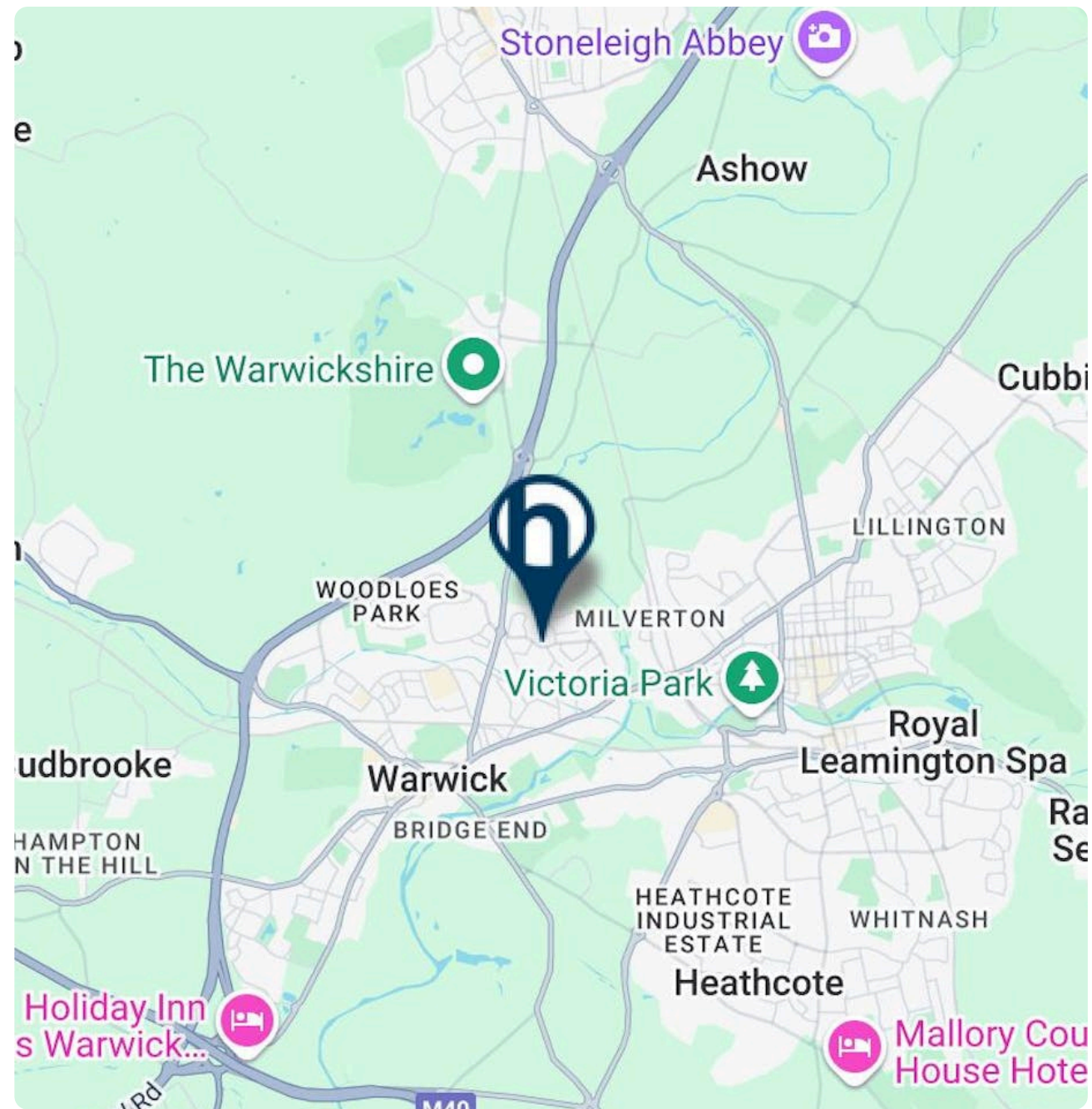
Summary

- Busy retail precinct in North Warwick.
- Excellent residential catchment area.
- Opposite McColl's convenience store and between Chiropractor and Fish & Chip shop.
- Available on a new lease.
- Includes kitchen and separate rear garage/store.



Location

The property is situated in a mid-terrace position at The Precinct off Spinney Hill on the Percy Estate in North Warwick. The surrounding area is almost entirely residential, nearest alternative retail or convenience provision being at the BP / M & S on Coventry Road and retail on the Emscote Road.



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GALLERY



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RENT

£9,500 per annum

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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.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

CONTACT



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