

For Lease

Retail Property (Out of town)



Spinney Hill

Warwick, CV34 5SR

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

378 Sq Ft
£9,500 Per Annum

Key Features

- 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.



2 The Precinct, Spinney Hill, Warwick, CV34 5SR



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.

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.

Accommodation

Area	Sq Ft	Sq M
Retail Area	378	35.12
Kitchen	64	5.95
Lock-up garage	190	17.65
Total	378	35.12

Business Rates

Rateable Value (2023): £3,900.00
Rates Payable (2024/2025): £NIL

Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

EPC

Available upon request.

VAT

Further information available upon request.

Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

There is no service charge applicable to this property.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



David Penn

Contact us with any queries about the property or to book a viewing

02476 308 900

07771 774 640

david.penn@bromwichhardy.com



Charlie Glover

Contact us with any queries about the property or to book a viewing

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