

# TO LET

## 10 Swan Street

Warwick • CV34 4BJ

- Ground floor lock up retail premises.
- Located in the heart of the town centre.
- On street car parking available.
- Adjacent occupiers Coffee#1, Greggs and Specsavers.
- Accommodation Available:

**516 sq ft (47.94 sqm)**

**Rent £18,500 pax**



### Location

The property is located in the heart of County Town of Warwick, close to the junction of Swan Street with High Street / Jury Street adjacent to other retailers such as Coffee#1, Greggs and Specsavers.

### Description

Specification Includes:

- Ground floor premises with aluminium frame shop window and entrance door.
- Retail Area - 10.2m deep x 4.7m width ie 516 sq ft (47.94 sqm).
- Lighting attached to ceiling, racking, rear toilet facility and rear servicing.





### Services

We understand that all mains services are either connected or available for connection to the property. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

### Planning

We understand that the property has the benefit of planning permission for User Class E purposes (Retail) under the Town & Country Planning Class Order and is suitable for a variety of retail purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

### Business Rates

The property is assessed for Rating purposes as follows:-

|                             |                                     |
|-----------------------------|-------------------------------------|
| Rateable Value:             | £11,750 (April 2023 Valuation List) |
| Proposed Rateable Valuation | £13,500 (April 2026 Valuation List) |

### Service Charge

A service charge will be levied to cover a proportion of external repairs and decoration and a proportion of the insurance premium of the building as a whole.

### Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

### Legal Costs

Each Party will meet their own legal and professional costs in connection with the transaction.

### Lease Term

The premises are available on a new 5 year internal repairing and decoration lease.

### Rent

The premises are available at a rent of **£18,500 per annum** exclusive of Business Rates, VAT and all other outgoings.

### EPC

The EPC has a rating of 'D' valid until 4<sup>th</sup> July 2027.

#### Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

**Bill Wareing FRICS**

**T 01926 430700**

**E [bill@wareing.co](mailto:bill@wareing.co)**



**Jonathan Blood MRICS**

**T 01926 430700**

**E [jon@wareing.co](mailto:jon@wareing.co)**



### Wareing & Company

38 Hamilton Terrace, Holly Walk,  
Leamington Spa Warwickshire CV32 4LY

**[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)**

