



Wareing & Company

Commercial Property Experts

TO LET

Ground floor lock
up retail
premises in the
heart of Warwick.



10 Swan Street, Warwick, CV34 4BJ

516 sq ft (47.94m²)

Rent ex. VAT **£18,500 p.a.**



Property Highlights

- » Highly accessible position within Warwick retail core
 - » Service access to the rear of the property
 - » Available on a new lease immediately
 - » Suitable for a wide range of Class E Occupiers
 - » Prominent frontage and high footfall for trade
 - » Excellent transport links with easy access to the A46, M40 and Warwick Station
 - » Pay & Display parking located nearby
-



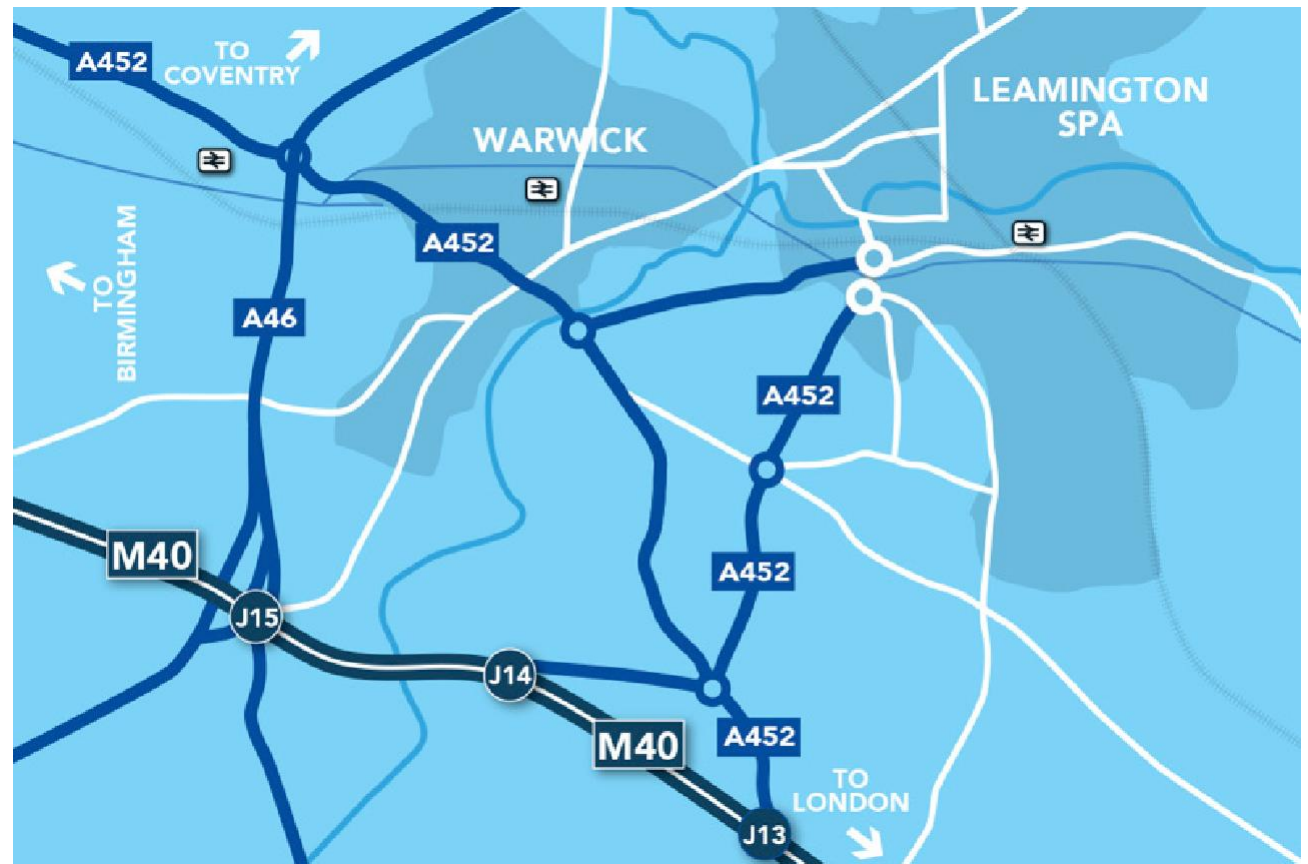
Location

Swan Street occupies a prime position within Warwick's historic town centre, sitting just off Market Place and forming part of the town's main pedestrian route linking The Holloway, Westgate, and surrounding retail streets.

The area benefits from steady footfall, a strong mix of independent shops and services, and near public parking at Barrack Street and Westgate.

Warwick benefits from excellent regional and national transport links. The town sits close to Junction 15 of the M40, providing direct motorway access between London and Birmingham.

London Marylebone is accessible in approximately 2 - 2.5 hours by rail via Chiltern Railways. Birmingham Airport is also conveniently located, just a 40-minute drive from the town.



Description

Ground floor premises with aluminium frame shop window and entrance door. Lighting attached to ceiling, racking, rear toilet facility and rear servicing for a wide variety of Class E occupiers

Accommodation

Space	sq ft	sq m
Retail	516	47.94



Services

We understand that all mains services are connected to the property however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. 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 (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

D88 - A copy can be made available upon request and is valid until 4th July 2027.

Business Rates

Rateable Value: £13,500

Rates Payable: £5,157

Lease Terms

The premises are available on a new 5-year internal repairing and decoration lease at a rent of £18,500 per annum exclusive of Business Rates, VAT and all other outgoings.

Legal Costs

Each Party will meet their own legal and professional costs.

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.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



Bill Wareing FRICS

01926 430 700

07715 001 018

bill@wareing.co



Jonathan Blood MRICS

01926 430 700

07736 809 963

jon@wareing.co

Wareing & Company

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

Email: info@wareing.co

