



32 Brook Street, Warwick, CV34 4BL

**TOWN CENTRE BUILDING PREVIOUSLY OCCUPIED AS A CAFE (non hot food)
WITH UPPER RESIDENTIAL FLOORS**

Summary

Tenure	To Let / For Sale
Available Size	855 sq ft / 79.43 sq m
Rent	£16,500 per annum
Price	£295,000
EPC Rating	C (68)

Key Points

- Three-storey self contained building
- Two car park spaces
- Potential for residential conversion including ground floor - subject to planning permission

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Description

The property is a modern three-storey building with sales frontage and shop with a toilet on the ground floor. On the first floor there are two open spaces and a kitchen, with two further open spaces and bathroom/toilet on the second floor. The accommodation has a mix of laminate and carpet floor coverings.

At the rear of the building is paved parking for two vehicles.

Location

The premises is located in the central retail and commercial area of Warwick. Brook Street is a turning off Swan Street which has retail outlets close by including Dough & Brew pizza, Myton Hospices charity shop and Boots.

Accommodation

Description	sq ft	sq m
Ground Floor Sales Area	320	29.73
First Floor & Kitchen	290	26.94
Second Floor	245	22.76
Total	855	79.43

Use

We are advised by the managing agents that the premises has consent for a shop/café with upper residential. As per the original planning consent, 1984.

Services

Mains water, drainage, gas and electricity are connected to the property. An Ideal Logic boiler provides radiator central heating and an insulated cylinder provides hot water to the kitchen and toilets.

We advise all parties make their own enquiries as to availability and suitability of each.

Lease & Rent Terms

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed at a rent of £16,500 per annum.

Sale Price

£295,000

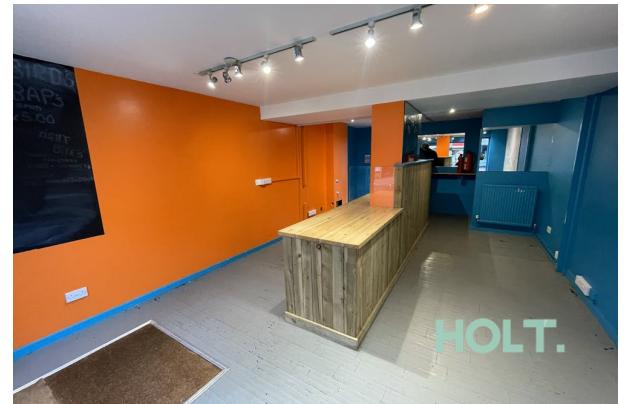
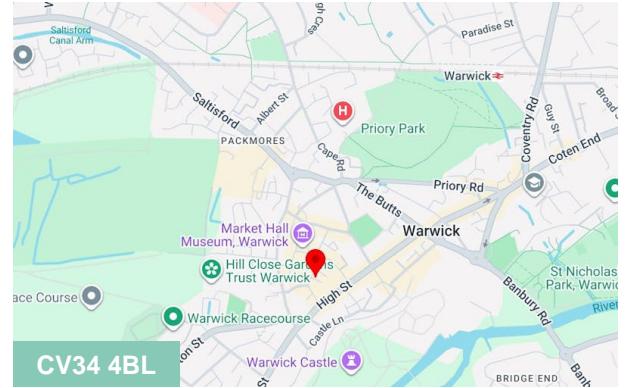
VAT will not be levied on rent or sale price.

Rateable Value

From 1 April 2026: £7,500

Legal Costs

Each party to pay their own legal costs including stamp duty and VAT payable thereon.

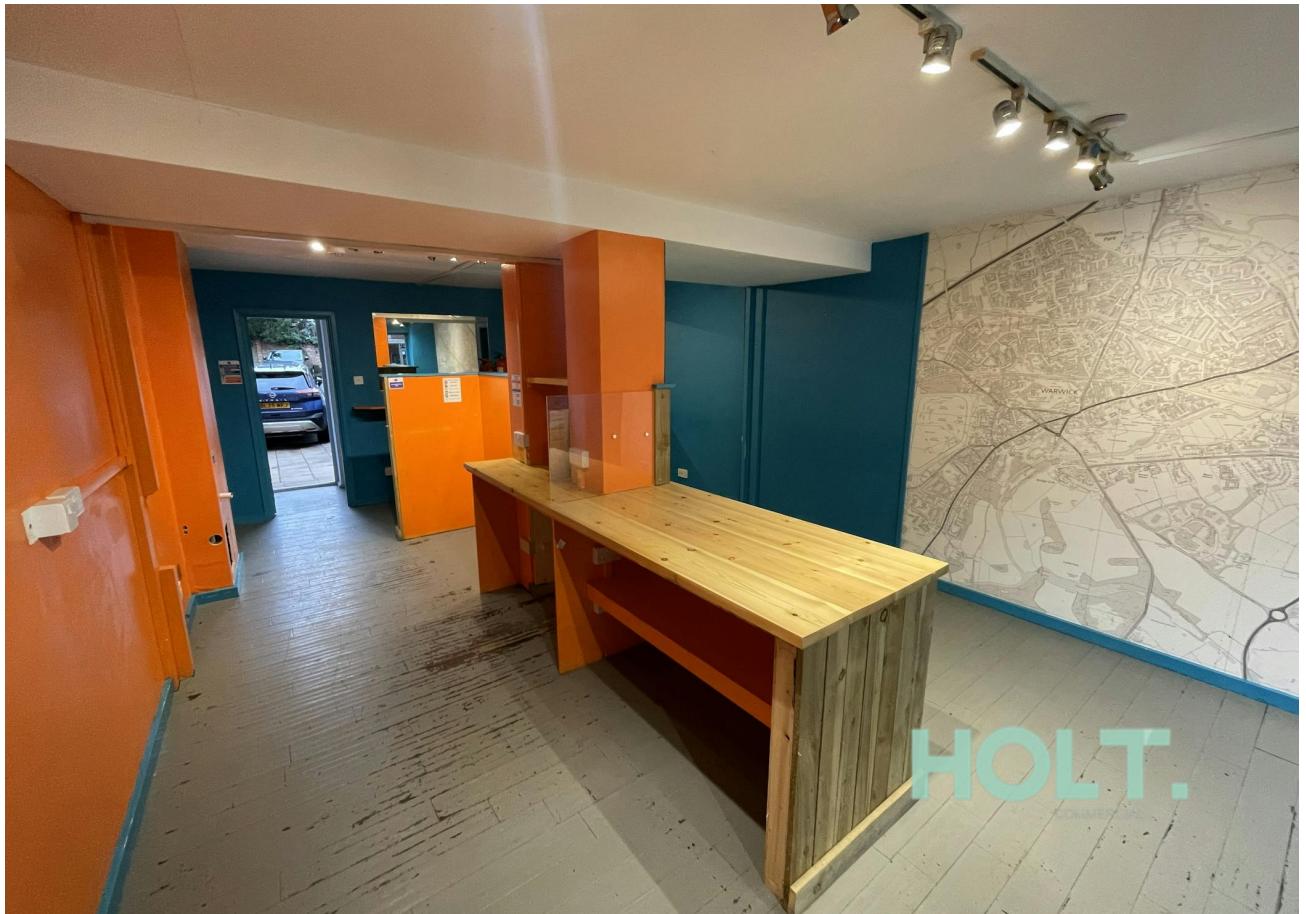


Viewing & Further Information



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