



25 Coten End, Warwick, CV34 4NT

PROMINENT FORMER HAIRDRESSERS PREMISES

Summary

Tenure	To Let
Available Size	360 sq ft / 33.45 sq m
Rent	£12,500 per annum
Rateable Value	£6,400 (1 April 2026)
EPC Rating	Upon enquiry

Key Points

- Immediately available
- Part fitted as a hairdressers
- Popular Warwick location
- Prominent road fronted premises
- Car parking space

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Location

The premises is located just minutes from Warwick's town centre. Local occupiers include Sainsbury's Local, Warwick Street Kitchen, RFK Kitchens, Peter Posh and the black Pug. Warwick Railway station is a short approx. 7-minute walk away, making it convenient for pedestrians visiting from out of town. Coten End provides easy access to the Warwick Bypass (A46) just 2.8 miles away and the M40 located 5.3 miles away respectively.

Description

25 Coten End comprises of a mid terraced building, situated on a busy trading position, just outside of Warwick town centre. The shop comprises of a fully glazed shop front, suspended ceilings, kitchen facility and a small WC located to the rear of the property. The premises is currently fitted out as a Hairdressers and has been operated as such for a number of years.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
25 Coten End	360	33.45
Total	360	33.45

Rent

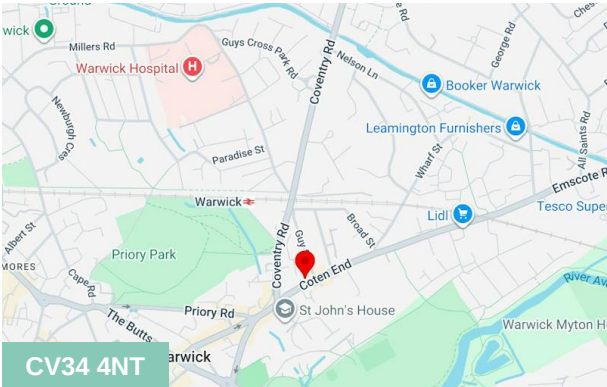
£12,500 per annum exclusive.

VAT

Payable at the prevailing rate if applicable.

Legal Fees

Each party to bear their own legal fees.



Viewing & Further Information



Edward Jenkinson
024 7655 5180 | 07935 317329
ed@holtcommercial.co.uk