

2-3 Westgate House

WARWICK | CV34 4DH



TO LET

Ground floor retail premises
with first floor offices.

GROUND FLOOR
412.21 sq m (4,437 sq ft)

FIRST FLOOR
335.47 sq m (3,611 sq ft)

TOTAL
747.68 sq m
(8,048 sq ft)

Location

Warwick is the affluent county town of Warwickshire. It is adjoined to Leamington Spa and situated 9 miles south of Coventry and 19 miles southeast of Birmingham.



View towards St Mary's Church



Warwick Castle



Description

The subject property forms part of Westgate House in Warwick town centre. Nearby occupiers include Boots Chemist, WH Smith, Costa Coffee alongside an array of boutique independent retailers, cafes and restaurants. The property benefits from being situated next to West Gate Car Park providing 32 spaces for the town centre.

Accommodation

The premises comprise a ground floor retail unit with first floor offices, which are capable of being separately accessed. Approximate floor areas are laid out below:

Ground Floor	412.21 sq. m	4,437 sq. ft
First Floor	335.47 sq. m	3,611 sq. ft
Total	747.68 sq m	8,048 sq ft

*Consideration may also be given to a split to create a separate unit with frontage on to Brook Street.

Tenure

The premises are available by way of a new effective full repairing and insuring lease available immediately.

EPC

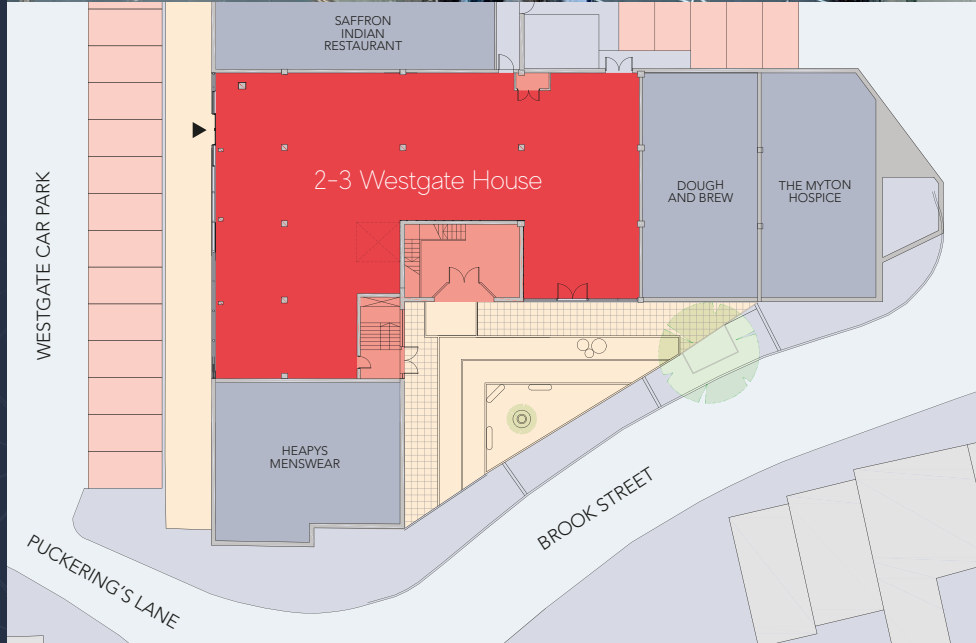
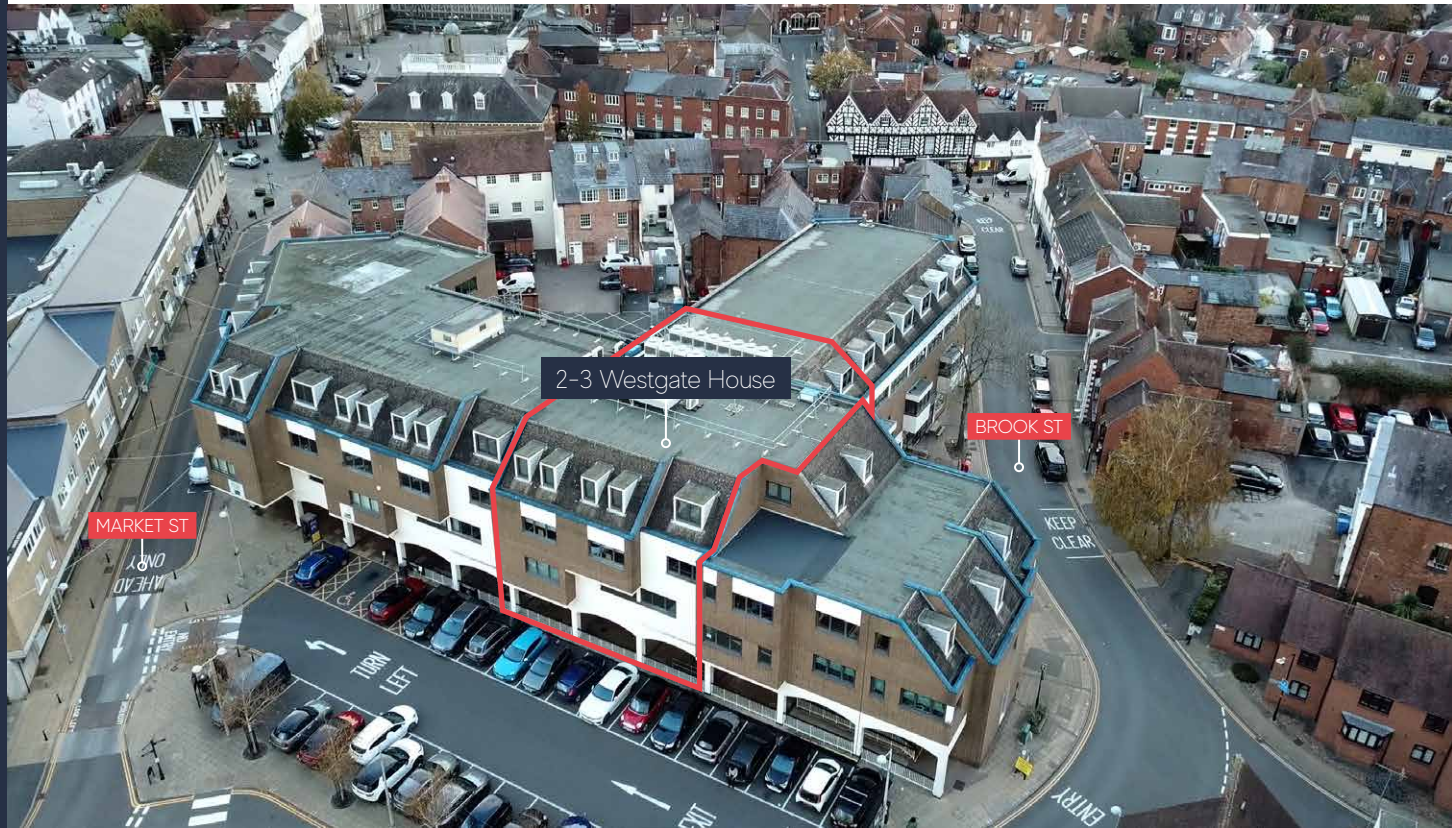
The property has an EPC rating of C. A certificate is available on request.

Rent

Upon application.

Service Charge

The service charge for the current year is c.£5,750.





Viewings

Strictly by appointment with the Joint Agents.

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Business Rates

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:

Rateable Value: £58,000 from 1st April 2023

Interested parties are advised to make their own enquiries with the local council to verify this information.

Planning

The property benefits from a Class E Planning Consent which allows for a wide range of uses including retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. The property is also suitable for alternative uses subject to planning.

VAT

The property is registered for VAT. All figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

Waring & Company and Creative Retail for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Waring & Company and Creative Retail do not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. January 2023
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