

**TO LET - RETAIL PREMISES  
SUBJECT TO VACANT POSSESSION**

**UNIT A  
38/40 MARKET PLACE  
WARWICK  
CV34 4SH**



**LOCATION**

Warwick is circa 26 miles to the south east of Birmingham and approximately 10 miles due south of Coventry.

The premises are located in the middle of Warwick Town Centre being located adjacent to **Costa**. Other national multiple retailers include **Boots** and **TG Jones (previously WH Smith)**.

A trader's plan extract is attached to the rear of these details upon which the property has been identified.

**ACCOMMODATION**

The premises comprise of ground floor sales and basement providing the following approximate floor areas:-

Ground Floor Sales Area	475.41m <sup>2</sup>	5,112ft <sup>2</sup>
Total Ground Floor Storage	29.66m <sup>2</sup>	319ft <sup>2</sup>
Total Basement Area	191.20m <sup>2</sup>	2,056ft <sup>2</sup>

**LEASE**

The premises are available by way of a new lease for a term of years to be agreed.

**RENTAL**

The commencing rental will be £65,000 pax.

**SERVICE CHARGE**

An ad hoc service charge will be levied upon the property as appropriate.

**PLANNING**

From our enquiries with the Local Planning Authority, we understand the premises are not Listed, but they do lie within a Conservation Area.

We would suggest that any ingoing occupier makes their own enquiries with the Local Planning Authority.

**AML**

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

**EPC**

The Energy Performance Asset Rating of the premises currently falls within category C (53).

A copy of the Energy Performance Certification can be made available upon request.

**RATEABLE VALUE**

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

**Rateable Value  
(2023 Assessment) £48,000**

We suggest that all interested parties should verify the above information with the Local Authority.

**LEGAL COSTS**

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

**VIEWING**

Viewing is strictly by prior appointment with the Sole Retained Agents:-

**Andrew Benson**  
**DDI: 0121 410 5546**  
**Email: [andrew.benson@wrightsilverwood.co.uk](mailto:andrew.benson@wrightsilverwood.co.uk)**

**All transactions are stated exclusive of VAT  
Subject to Contract**

**September 2025**

**0121 454 4004**



**IMPORTANT NOTICE**  
 Wright Silverwood themselves and for the vendors or lessors of the property whose agents they are, give notice that:

1. These particulars do not constitute any part of, any offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Wright Silverwood their joint agents or the vendors or lessors.

3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intended purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors or lessors do not make or give, and neither Wright Silverwood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.