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Reeves
commercial property experts

For Sale Freehold

With Vacant Possession (Class E)

1,525 sq.ft (142 sq.m)

45 Coten End, Warwick, Warwickshire, CV34 4NT

Accommodation

The property comprises a mid-terraced late Victorian building, currently used as an office throughout. The building has been extended considerably to the rear and all bar a pedestrian walkway to the back is full site coverage.

The accommodation has been well maintained and houses attic space which is unconverted, as well as basement space. The building also benefits from rear pedestrian access from Guy Street.

Complete with a gas-fired central heating system and fully fitted kitchen with stainless steel worktops as well as air extration. The property could be of particular use to food and restaurant trades.

With rear pedestrian access available the proeprty could lend itself to a residential conversion, subject to planning permission.

The accommodation in greater detail comprises:

Ground Floor:- 796 sq.ft (73.96 sq.m)

First Floor:- 543 sq.ft (50.47 sq.m)

Second Floor:- 186 sq.ft (17.27 sq.m)

Basement:- Not Measured



Location

45 Coten End is situated at the foot of Warwick, a busy trading position, immediately opposite Sainsbury's Local, other occupiers in the immediate vicinity include: Warwick Street Kitchen, RFK Kitchens, Peter Posh and The Black Pug. Being within a short 7 minute walk of Warwick Railway Station, and easily accessible to the rest of Warwick Town Centre. Coten End provides a direct link for travel into Leamington Spa, which is only a 5-10 minute drive.

Tenure

The property will be sold with Vacant Possession.

Services

Mains 3 Phase electricity, water and drainage are connected to the property. Interested parties should rely on their own survey and inspection in this respect.

EPC D 77

Planning

Class E

Price

£315,000 (exclusive)

Rates

The rateable value for the current year is £9,400. The property qualifies for 100% small business rates relief (subject to the status of the rates payer).

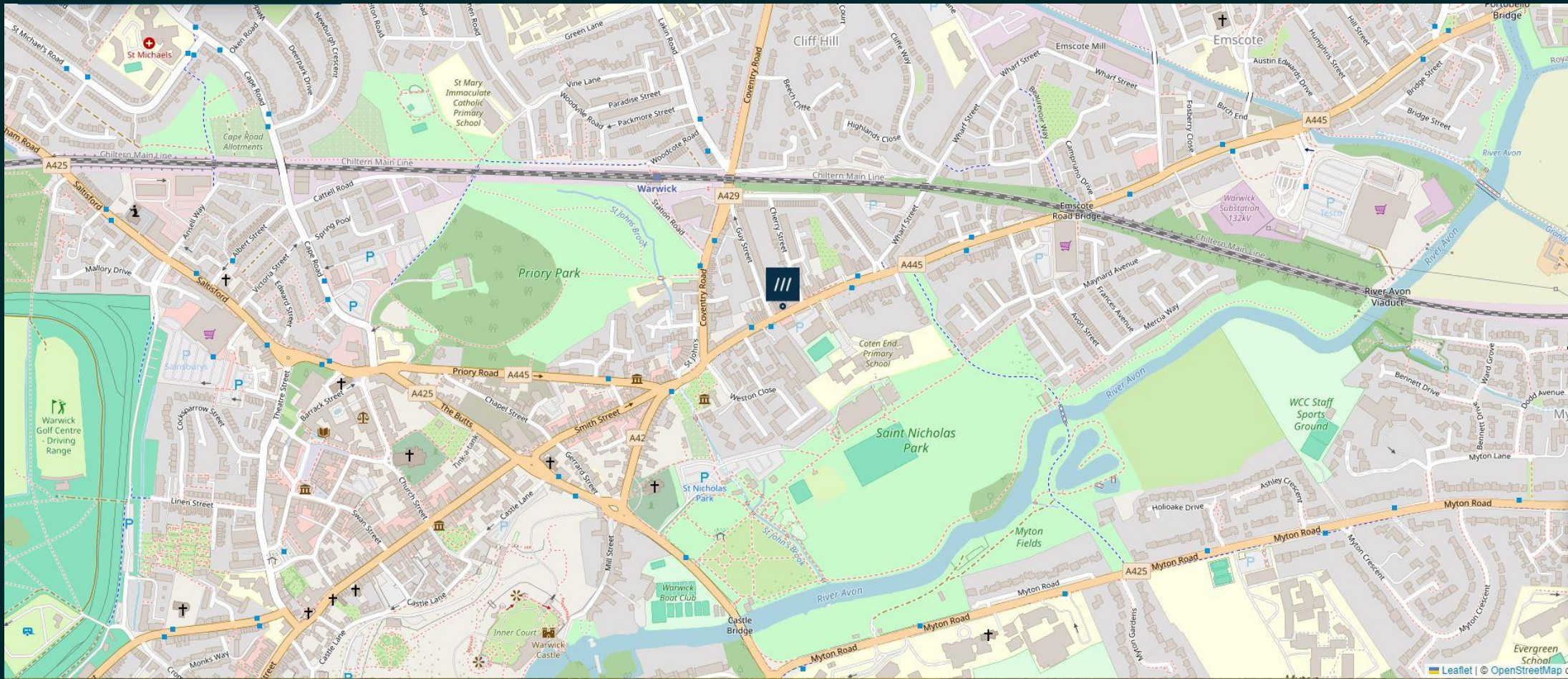
Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

Service Charge

N/A





3 Olympus Court
 Olympus Avenue
 Tachbrook Park
 Leamington Spa
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For viewing arrangements, contact:

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