



## 48 Brook Street, Warwick, CV34 4BL

Retail & Office Premises

### Summary

Tenure	For Sale
Available Size	1,053 sq ft / 97.83 sq m
Price	£250,000 For the Freehold Interest
Rateable Value	£13,500
EPC Rating	B

### Key Points

- Freehold
- Central location in heart of Warwick Town Centre
- Ground floor retail together with first and second floor offices
- EPC Rating B

# 48 Brook Street, Warwick, CV34 4BL

## DESCRIPTION

The property comprises a centre terraced building of three storey brick construction surmounted by a pitched tiled roof and set back from the road behind a small pavement.

The premises are arranged over three floors and cellar providing in total 1,053 sq ft of net useable floor space.

The ground floor has a plate glass display window to the front elevation and internally, heating throughout is by gas fire central heating radiators and lighting by a mixture of ceiling mounted spotlights and fluorescent fittings.

There is a vaulted cellar with access directly off the ground floor.

## LOCATION

The premises are located in a prominent location, close to the corner of Brook Street and Swan Street in the heart of Warwick Town Centre. Warwick lies some six miles north west of Stratford upon Avon and ten miles south of Coventry and two miles north of Leamington Spa.

The Midlands motorway complex via junctions 14 and 15 of the M40 motorway are approximately one mile distance to the south. All local amenities are in the vicinity including, schooling, shopping and transport etc.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	320	29.73
Ground - Rear Sales	86	7.99
Ground - Cellar	194	18.02
1st - Office	268	24.90
2nd - Office	185	17.19
<b>Total</b>	<b>1,053</b>	<b>97.83</b>

## TENURE

The premises are available Freehold with full vacant possession.

## SERVICES

We understand that all mains services are connected to the property.

## RATING ASSESSMENT

The Rateable Value is £13,500.00.

## VAT

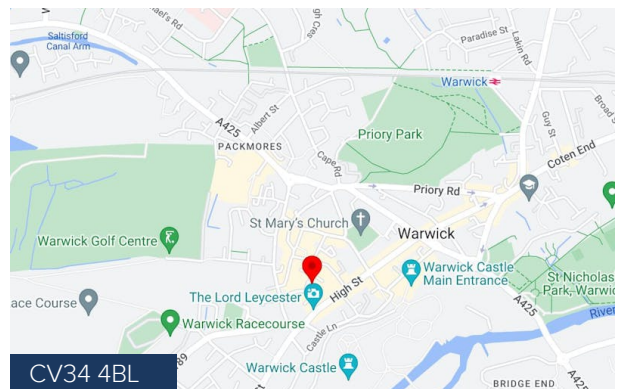
Prices quoted are exclusive of VAT where applicable.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment with the sole agents  
Shepherd Commercial



## Viewing & Further Information

**KAINE ARKINSON**

01564 778 890 | 07487 521 802

kaine@shepcom.com

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