



Smith Street, Warwick, CV34 4JA

£13,000 Per Annum

- Prominent ground floor commercial unit
- Open-plan retail space
- Prime location in Warwick
- Strong pedestrian footfall

Location

The property occupies a prime position on Smith Street, one of Warwick's busiest and most established retailing locations. The area benefits from strong pedestrian footfall and is home to a diverse mix of independent retailers, cafés, restaurants, professional services, and national operators. Warwick town centre is renowned for its historic character and attracts both local shoppers and tourists throughout the year. The property also enjoys excellent transport links, with Warwick Railway Station within walking distance and convenient access to the A46, M40 (Junctions 13-15), Leamington Spa, Coventry, and Birmingham.

Description

This well-presented ground floor commercial premises offers an excellent opportunity for a variety of occupiers, subject to the necessary consents. The property provides an open-plan retail/sales area with ancillary accommodation to the rear, benefiting from a prominent frontage onto Smith Street, one of Warwick's principal thoroughfares.

Accommodation

44.75m² (481ft²) NIA

Services

This property is connected to: Electricity, water, and drainage mains.

VAT

This property is not elected for VAT

EPC

Rated: C - 75

Business Rates

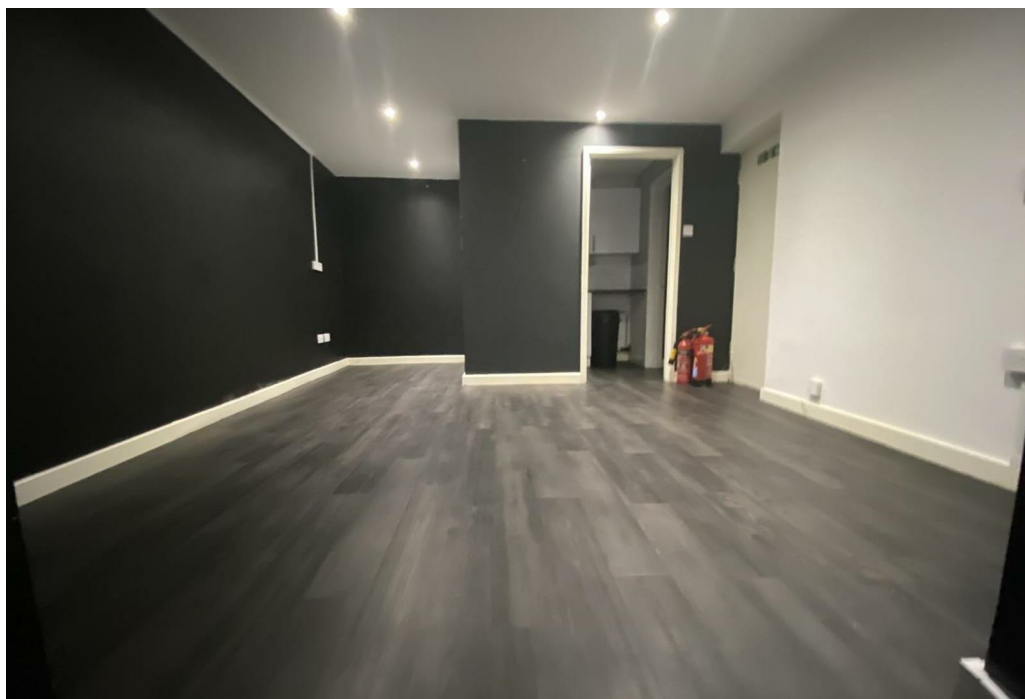
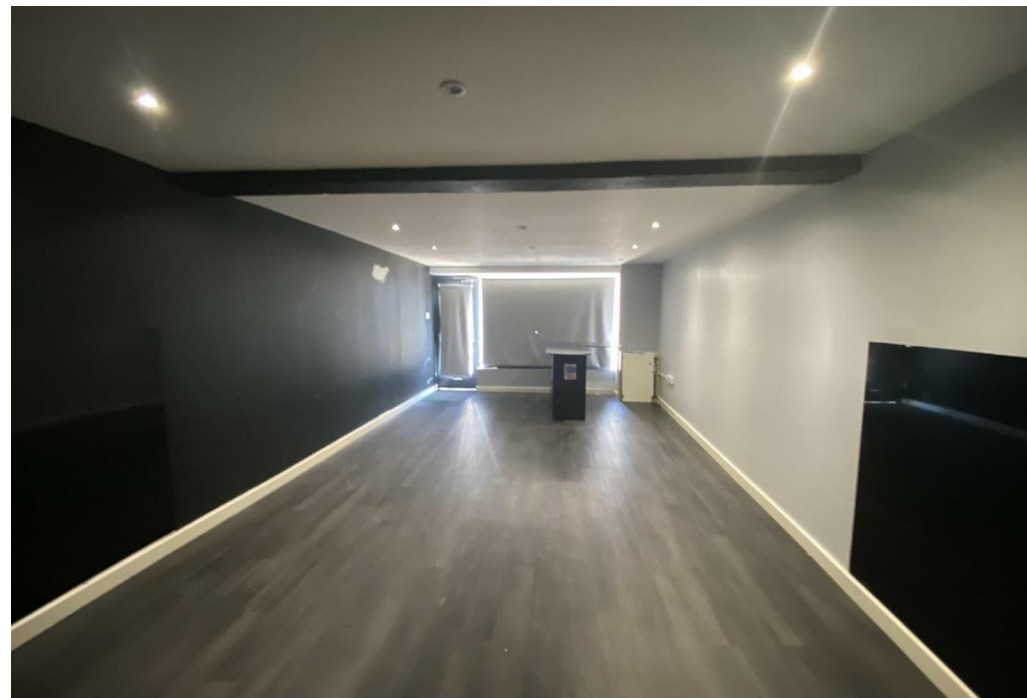
Current Rateable Value: £7,100

Viewing

To arrange a viewing please contact the Commercial Team on commercial@loveitts.co.uk or 024 7622 8111 (Option 2)

Important Information

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Map

