

FOR SALE FREEHOLD

**LOCK UP RETAIL SHOP
WITH INDEPENDENT FLAT ABOVE**

**2 NEWBOLD ROAD
WELLESBOURNE
CV35 9NZ**



- Sales Area: 36.6 sq. m (394 sq. ft)
- Kitchen/Stores: 22.8 sq. m (245 sq. ft)
- Spacious Two Bedroomed Flat: GIA 69.6 sq. m (749 sq. ft)
- Community Parade with Good Forecourt Parking within Popular Village

OFFERS BASED UPON £250,000

Viewing: Strictly by prior arrangement with Reeves & Partners

IMPORTANT NOTICE

PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained within these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
2. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors.
3. Information on rating assessments and planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixture and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.
5. All Prices and rents are quoted exclusive of VAT unless expressly stated to the contrary,

N.B. Please note that these particulars are issued in good faith but without responsibility. See statement below.

These particulars are issued on the distinct understanding that all negotiations are conducted through Reeves & Partners. The property is offered subject to contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Reeves & Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reeves & Partners has any authority to make or give any representation or warranty in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

SITUATION

Wellesbourne is a large and popular village conveniently located approximately 5 miles to the south west of Leamington and Warwick and some 6 miles to the north of Stratford upon Avon. Access to the M40 motorway and the Midlands motorway network is from Junction 15 at Longbridge Island approximately 4 miles away together with Warwick Parkway railway station with regular trains to London.

The property stands in a small parade of community shops with the benefit of good forecourt car parking. Neighbouring shops/users include Barclays Bank and One Stop.

DESCRIPTION

The property comprises a ground floor lock-up shop with wide frontage and side entrance door to an independent two bedroomed first floor flat above.

Externally there is a side yard with shared entrance and timber storage sheds serving both the shop and garden.

ACCOMMODATION

	Sq m	Sq ft
Retail Shop Internal width 10.368m depth x 3.53m UPVC double glazed window recessed central entrance door, suspended ceiling	36.6	394
Kitchen 3.09 x 2.74 Stainless steel sink	8.46	91
Lobby with store and toilet off		
Preparation Room 2.72 x 5.26 Suspending ceiling, tiled floor	14.32	154.2
TOTAL INTERNAL AREA (excluding toilet)	59.4	639
Independent First Floor Flat Hall		

Kitchen 3.8 x 1.91 Fitted base and wall units, integral appliances, Valiant gas boiler supplying domestic hot water and serving all radiators to principal areas	7.28	
Living/Dining Room 3.73 x 6.5	24.27	
Bathroom Bath, wash hand basin and low-level WC		
Bedroom 1 3.88 x 3.67	14.2	
Bedroom 2 2.86 x 3.16	9.05	
GROSS INTERNAL FLOOR AREA (10.5 X 6.6)	69.62	749

SERVICES

All mains services are connected.

RATING ASSESSMENT

Shop and Premises:
 Rateable Value: £8,700
 Flat:
 Council Tax: Band C

EPC

To be confirmed.

TENURE

Freehold with vacant possession (the first floor flat is currently occupied).

VAT

It is our understanding that VAT is not applicable to the sale.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PURCHASE PRICE

Offers invited in the region of £250,000.



Internal



Rear elevation



External yard area



Rear garden