

TO LET

FIRST FLOOR OFFICE SUITE

located at

**76 SMITH STREET
WARWICK
CV34 4HU**



Cellular offices with considerable 'old world' character prominently located in the heart of Warwick

Net Internal Floor Area: 88.35 SQ M (951 SQ FT)

RENT: £9,000 PER ANNUM

Viewing: By prior arrangement with Reeves and 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.

LOCATION

The premises are located at the end of Smith Street at its junction with St Nicholas Church Street. It is a busy location just to the east of Warwick town centre, an area of mainly commercial uses. On-street parking is permitted in Smith Street and St Nicholas Church Street and there is public parking to the front of a parade of shops at St John's.

DESCRIPTION

The property comprises a two-storey corner building of timber framed brick construction surmounted by a clay tile roof with gable to the front elevations. The accommodation is approached via a side personnel door to the eastern elevation and there are retail traders on the ground floor. There are many original exposed timbers internally which provide an office suite of considerable character. The accommodation has the benefit of gas fired heating served by a boiler located on the ground floor adjacent to the staircase.



ACCOMMODATION

The accommodation briefly comprises:

External access off St Nicholas Church Street to ground floor lobby

Stairs to first floor

	Sq m	Sq ft
<u>First Floor</u>		
Reception area	13.75	148
Office 1	14.49	156
steps down to:-		
Stationery store	5.39	58
Office 3	12.36	133
Cloakroom lobby		
Office 4/Open area	5.48	59
Corridor		
Office 5	6.41	69
Office 6	11.06	119
Office 7	12.63	136
Kitchen	6.78	73
(Net Useable)		
TOTAL AREA	88.35	951

SERVICES

Mains electricity, water, gas and drainage are connected to the property.

RATES

Description: Offices & Premises

Rateable Value (2017): £9,100

The current UBR (2018-2019) is 49.3p in the pound.

LEASE TERMS

New lease available on multiples of 3 years.

RENTAL

£9,000 per annum.

VAT

Not applicable.

EPC

Not required as Listed building.

LEGAL COSTS

Tenant to contribute £600 plus VAT towards landlord's legal costs.



SERVICE CHARGE

There is no specific service charge but a fair proportion of the costs of external maintenance and repair are recoverable.

VIEWING

By appointment with Reeves & Partners.

