



distinctly different

Residential
New Homes
Lettings
Commercial

TO LET

**44 SMITH STREET
WARWICK
CV34 4HS**



RENT: £6,500

FLEXIBLE NEW LEASE

DESCRIPTION

A retail lock-up unit with full width glass frontage, situated within this popular retail area, close to the centre of Warwick town centre.

The unit has been modernised and its current layout has the following accommodation.....

Full width glazed front window and integral glazed door giving access to

Retail Area: **6.68m x 4.12m (21'10" x 13'6")** having twelve recessed low voltage spotlights to ceiling, three down lighters to the window display, laminate wood flooring, two changing cubicles each with light point to ceiling.

Total area approximately 27.52 sq.m. (296 sq ft)

Door through to.....

Storage Room: **1.9m x 1.63m (6'3" x 5'4")** having fluorescent light to ceiling and window with security bars to rear elevation.

Total area approximately 3.10 sq.m. (33.37 sq ft)

Door through to.....

Kitchen Area: Having door giving rear access. Stainless steel sink set inset into a storage cupboard and further wall mounted units.

Cloakroom: Having low level flush W.C.

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General Information:

- Tenure:** The property is available on a flexible lease.
- Services:** We are advised that mains water, electricity and drainage are connected to the property.
- Rates:** **Rateable Value:** £5,800
Small business rates relief can be applied for.
- Legal Costs:** Each party will be responsible for their own legal fees.
- Viewing:** By prior arrangement with Hawkesford Commercial Department – 01926 438129
- Special Note** All electrical appliances mentioned within these particulars have not been tested. All measurements believed to be accurate to within eight centimetres/three inches.
- Photographs** Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

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Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates. Telephone 01926 438124.

Management Department:

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on 01926 438123

Financial Services:

For mortgage advice, please contact this office on 01926 430553 and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Residential Sales Department

Hawkesford prides itself in its experienced and dedicated staff with good local knowledge offering a comprehensive, professional first class service to Vendors and Purchasers alike. We are involved in the sales of all types of property, from town centre apartments to country mansions, selling by both private treaty and by auction.

Please call or email the sales office for a Free No Obligation valuation for sale. 01926 430553 or leamington@hawkesford.co.uk

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