

TIM COX ASSOCIATES

CHARTERED SURVEYORS

SHOP FREEHOLD FOR SALE/TO LET



12 WARWICK ROAD
WELLESBOURNE
CV35 9ND

- SALES AREA 1,011 SQ.FT (94 SQ.M)
- STORES 406 SQ.FT (37.7 SQ.M)
- FIRST FLOOR RESIDENTIAL FLAT IS NOT INCLUDED

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and for the vendor or lessors of this property whose agents they are, give the guidance of intending purchasers or lessors, and do not constitute condition and necessary permissions for use and occupation and other

SITUATION

Wellesbourne is conveniently situated approximately 6 miles from Stratford upon Avon. Other retailers include Co-op and Sainsburys. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London.

DESCRIPTION

The property comprises a ground floor shop with an excellent frontage to the main road and a good store to the rear approached by the side accessway.

ACCOMMODATION

Frontage	36'0"	(11.0m)
Sales Area	1,011 sq.ft	(94 sq.m)
Rear Stores	406 sq.ft	(37.7 sq.m)
Kitchenette	-	-
Separate WC	-	-

Please Note: Every effort has been made to ensure the above dimensions and floor areas are accurate. They are in accordance with the R.I.C.S. Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.

FOR SALE

Option 1 – Freehold Sale

This would include the whole two storey property with vacant possession of the ground floor retail space and subject to the existing tenancy of the first floor residential tenant. Tim Cox Associates have not seen a copy of this lease but we are informed that there is in excess of 100 years unexpired at a peppercorn. The freeholder is responsible for the repair and maintenance of the structure but is able to re-charge the residential tenant 40% of these costs.

Offers are invited in the region of £275,000.

RENT

Option 2 – To Rent the Ground Floor Shop and Store

For a term of years to be agreed on the basis that the freeholder is responsible for the repair and maintenance of the structure and is to re-charge the ground floor tenant 60% of these costs. The tenant will be responsible for the repair and maintenance of the interior.

Rental offers are invited in the region of £17,500 per annum.

RATING ASSESSMENT

Rateable Value £16,750 (shop only)

Please Note : This office gives no warranty that the rating value supplied and the sums of money expressed as being payable are accurate and the purchaser must rely upon their own enquiries with the Local Authority on 01789 267575.

EPC

Available on request.

VAT

The landlord may elect to charge VAT.

LEGAL COSTS

The ingoing tenant is to be responsible for the Landlords legal costs.

VIEWING

By prior appointment with the Agents.

