# On the Instruction of Lloyds Banking Group

# SUBLEASE AVAILABLE

# WARWICK - 12 Swan Street, CV34 4BJ





#### Location

The subject premises occupy a prominent position on Swan Street, close to its junction with High Street. Occupiers nearby include **Lloyds**, **Greggs**, **Superdrug** and **Coffee No1**.

#### **Description**

The property is arranged at ground floor only.

#### **Accommodation**

Ground Floor Total 51.19 sq m 551 sq ft

### Key Features

- INCENTIVES AVAILABLE
- PROMINENT LOCATION
- FULLY FITTED UNIT

## Terms

The property is available on a new sub lease from Lloyds Banking Group for a term until 12<sup>th</sup> March 2024. The lease will be contracted outside of the Landlord & Tenant Act 1954.

#### **Viewing**

#### By appointment via this office:

#### Kieran Leay

t: +44 20 7182 2760 m: +44 (0)7824 700 905 e: Kieran.leay@cbre.com

#### Rates

**Quoting Rent** 

£10,000 per annum exclusive.

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £8,800. Small business rates relief may be available. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

#### **CBRE Limited**

Henrietta House, Henrietta Place London W1G 0NB

www.cbre.co.uk/retail

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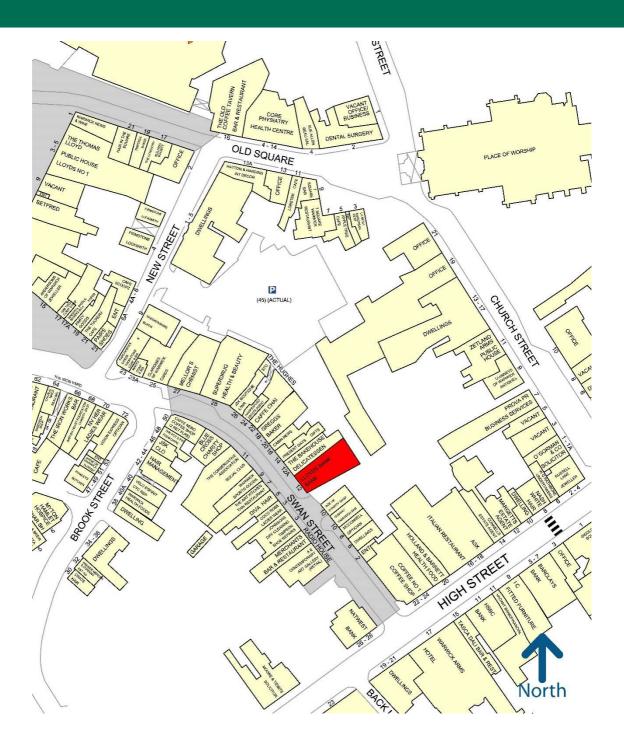
#### **EPC**

Available upon request.



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#### Not to scale.

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