

6 WEEK COMPLETION



SITUATION

Wharf Street is located just 1 mile north-east of Warwick Town Centre just off Emscote Road (A445) and the property is within close proximity to other commercial occupiers such as **Booker, Delta Marine, Warwick Glass** and **Underwood Wines**. Warwick lies on the A46 approx. 11 miles south of Coventry and 2 ½ miles west of Leamington Spa and enjoys easy access to the M40 (J15).

PROPERTY

Forming part of a terrace of 8 similar sized units comprising a **Ground Floor Furniture Showroom with additional Mezzanine Sales Area** together with a forecourt for parking and unloading. There is also a yard in which the tenant has the right to 5 parking spaces.

ACCOMMODATION

Ground Floor Furniture Showroom

Ground Floor GIA	Approx.	2,800 sq ft
Mezzanine GIA	Approx.	1,950 sq ft

VAT is payable in respect of this Lot

FREEHOLD

£18,200 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Trade Suites and Flooring Limited** for a term of 10 years from 24th February 2014 at a current rent of **£18,200 per annum** exclusive.

Rent Review and Tenant's Break February 2019

Note: There is a £5,875 Rent Deposit held.



JOINT AUCTIONEERS
Cooper Chen, Suite 1, First Floor, 3 Duchess Street,
London W1W 6AN. Tel: 020 7486 3125. Ref: F. Chen Esq

VENDOR'S SOLICITORS
Hill Hofstetter – Tel: 020 7096 6610
Ref: Ms Stephanie Hughes – Email: shughes@hillhofstetter.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts