



  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**COTEN END,**  
WARWICK, CV34 4NU

**£625 PCM**

COTEN END

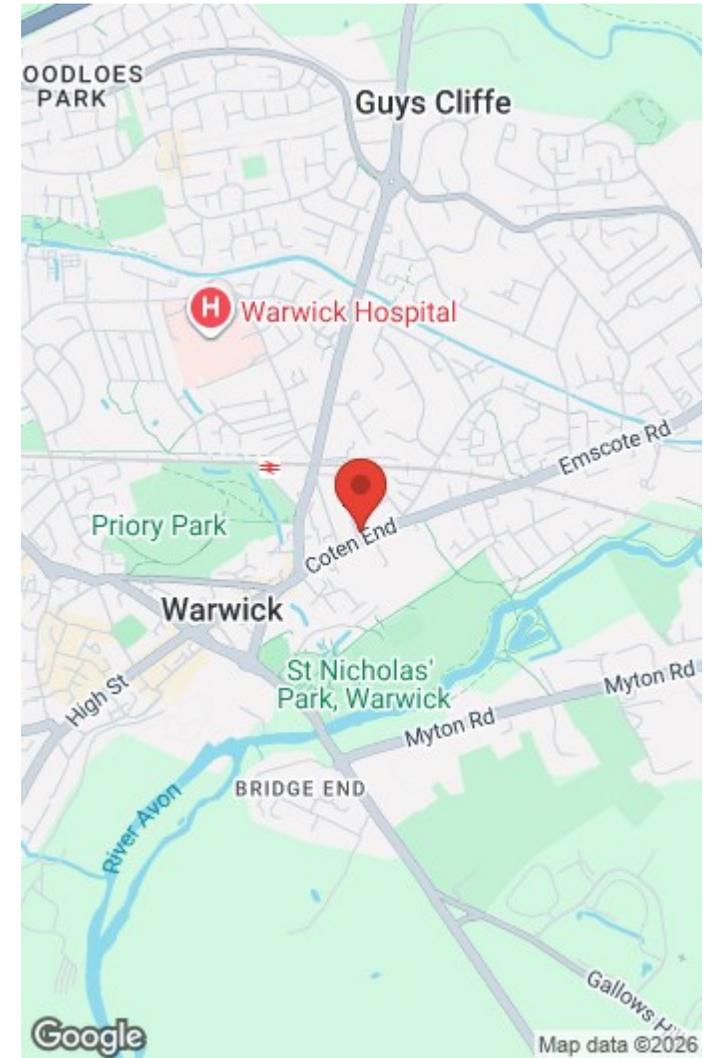
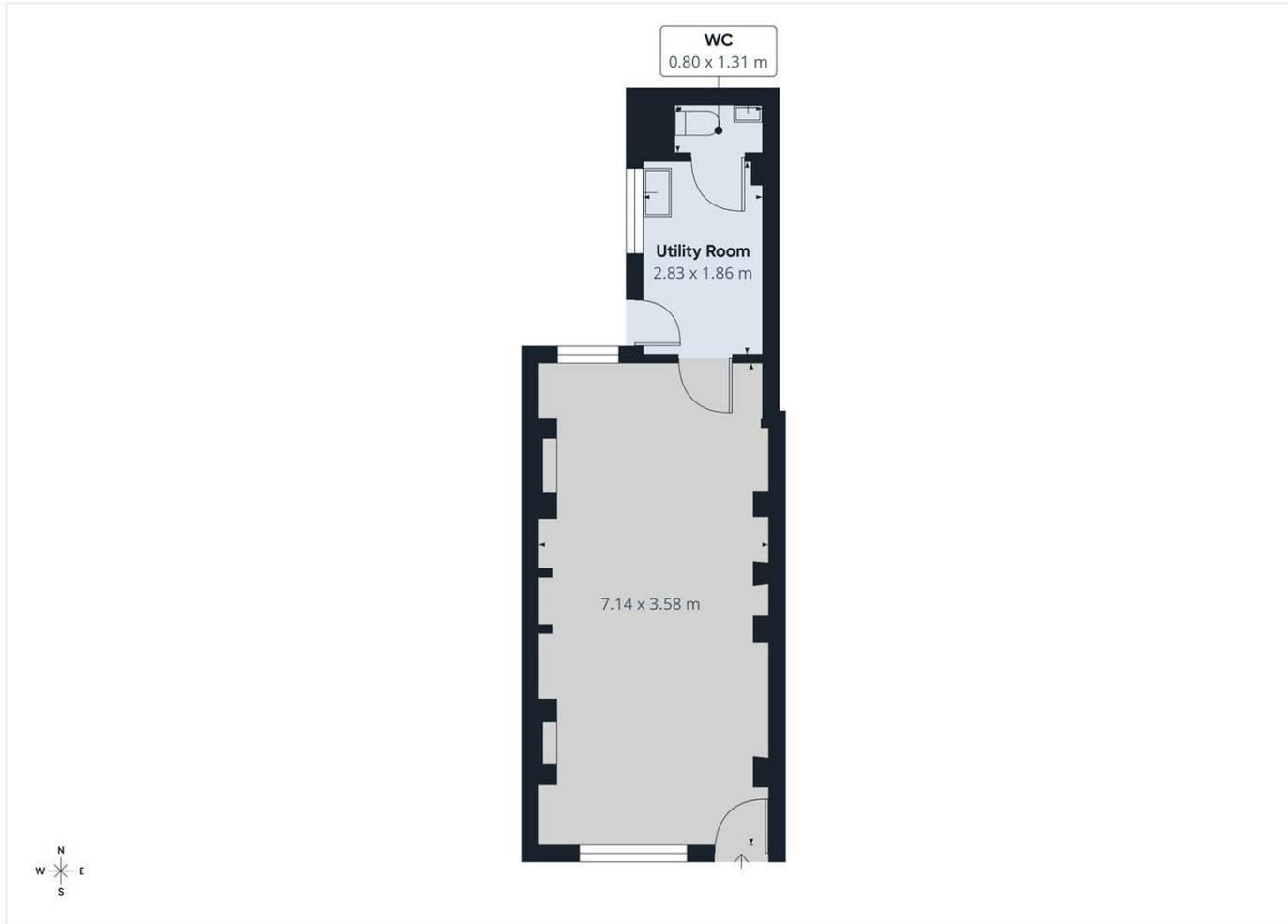


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A newly renovated ground floor commercial unit to let, prominently positioned within a busy and established parade on Coten Road, Warwick. The premises is ready for immediate occupation and provides a versatile space suitable for a range of commercial uses, subject to any required consent.

The unit includes a main trading area together with a small kitchen to the rear and separate WC facilities. The property occupies a convenient and accessible position close to Warwick town centre, benefiting from nearby local amenities, regular passing trade and excellent connectivity to Warwick Railway Station, Leamington Spa, Coventry and surrounding Warwickshire areas. An ideal opportunity for a business seeking a smart, ready-to-occupy unit in a strong local trading location.





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