



GODFREY-PAYTON
CHARTERED SURVEYORS

10-12 Swan Street
Warwick, CV34 4BJ
£750,000



10-12 Swan Street

, Warwick, CV34 4BJ

A “Period” three storey, plus basement building which probably dates from around 1820 and is predominantly of brick and rendered construction beneath a part pitched and part flat roof.

Formerly “The Red Lion” which closed in the late 1980’s. Since then it has been occupied by Lloyds Bank.

There is a side shared pedestrian access leading to the rear. The building incorporates a self-contained retail unit. This has been sub-let in the past.

Warwick is an historic County Town approximately 20 miles to the south of Birmingham, 11 miles from Coventry and 9 miles from Stratford-upon-Avon.

The town enjoys an excellent range of facilities and retailers with Swan Street being one of the busy thoroughfares between Warwick Castle and the Market Place.

Warwick Railway Station is within walking distance whilst junction 15 of the M40 motorway is just 3 miles to the west.

Accommodation

10 Swan Street the former Lloyds Bank premises

Gross frontage (32’6”) with

Ground Floor Sales (1,938 sq ft) with

First Floor (960 sq ft)

Second Floor (532 sq ft)

Basement (608 sq ft)

12 Swan Street previously a Delicatessen

Gross frontage (14’1”) with

Ground Floor Sales (650 sq ft)

There is a substantial flat roofed area accessed from the first floor accommodation which offers scope for enlargement to the property, subject to necessary Planning Consents.

General Comments

Tenure

The property is Freehold and offered with vacant possession.

Alternatively, the vendors would consider letting on terms to be agreed.

Rates

The current rateable values are:-

12A Swan Street - £9,800

12 Swan Street - £45,250

Services

All mains services are connected and a gas-fired heating system is installed.

The property is available for sale Freehold with vacant possession.

Guide Price of : £750,000

Or alternatively the property is available to Let at a
Rent of : £50,000 per annum.

Viewing

By appointment with the Joint Sole Selling Agents:-

GODFREY-PAYTON

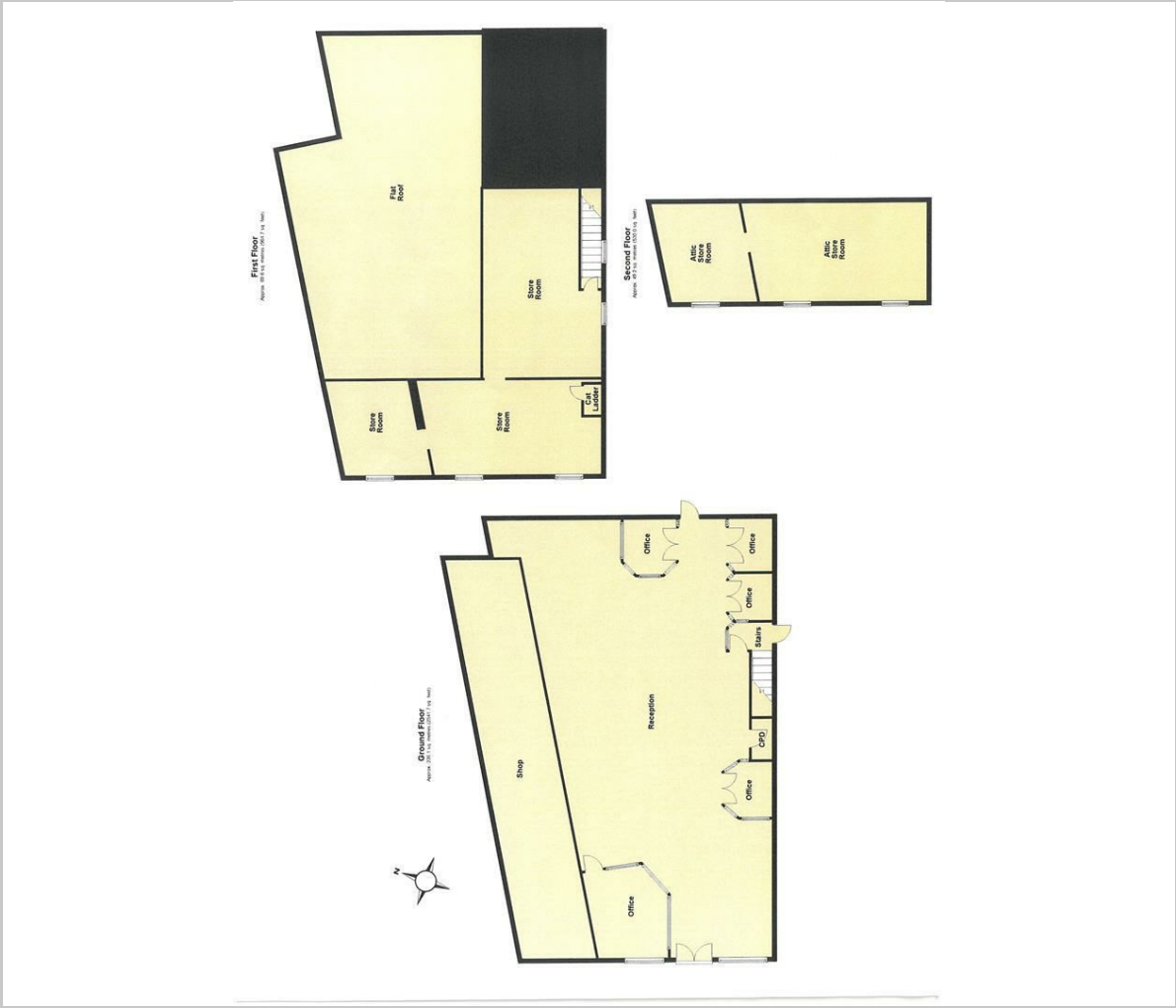
25 High Street, Warwick, CV34 4BB

Tel: 01926 492511

Website: www.godfrey-payton.co.uk

1. These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract.
2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.
3. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office.

Floor Plan



Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Tel: 01926 492511 Email: warwick@godfrey-payton.co.uk <https://www.godfrey-payton.co.uk/>

Area Map



Energy Efficiency Graph

