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GODFREY-PAYTON  
CHARTERED SURVEYORS

2 New Street, Warwick, CV34 4RX

Guide price £350,000

# **Grade II Listed commercial building offering six offices in the centre of Warwick**

- SIX OFFICES
- OPTION FOR LEASE FOR £18,000 PER ANNUM
- CENTRAL WARWICK
- VIEWS OF ST. MARYS CHURCH
- GRADE II LISTED
- KITCHEN
- CELLAR
- CLOSE TO NEW STREET CAR PARK
- OPTION TO DE-REGISTER

## **2 New Street**

This Grade II Listed building is thought to date from circa 1790, with partial render and painted elevations beneath a pitched tile roof, with an attractive entrance door with fan light over. The property retains a good detail of character including exposed timbers and double hung sash windows. The property does also offer gas central heating.

## **Location**

The property occupies a corner position at the junction of New Street and Old Square, near to St. Mary's Church.

Warwick is a busy and historical County town, located approximately 3 miles east of J15 of the M40 motorway, bringing many parts of the West Midlands within easy travelling distance, with train services from Warwick to London.

## **Accommodation**

On the ground floor, there is a main entrance door facing New Street which opens to:

## **Reception Hall**

17'8" max x 9'8" max (5.41 max x 2.95 max)

With meter cupboard off, and access to brick stairs leading to the cellar, and doors to:

## **Office One**

19'7" x 13'6" (5.97 x 4.14)

With dual aspect.

## **Office Two**

13'10" x 11'10" (4.24 x 3.62)

With recess to the side of the chimney breast, and exposed ceiling timbers.

## **First Floor Accommodation**

With access to a landing with doors to:

## **Office Three**

19'3" x 14'7" (5.87 x 4.46)

With dual aspect offering views of St Mary's Church.

## **Office Four**

13'11" x 13'1" (4.26 x 3.99)

## **Office Five**

10'6" x 10'7" into recess (3.22 x 3.23 into recess )

## **Second Floor Accommodation**

With access to Landing and roof access and doors to:

## **Ladies & Gents W.C.s**

Each having a W.C. and wash hand basin.

## **Office Six**

17'1" x 9'10" (5.22 x 3)

Situated beneath eaves with some restricted head height, with exposed timbers and feature stone wall.

## **Kitchen**

7'8" x 4'8" (2.35 x 1.44)

With partial eaves and some restricted head height, offering stainless steel sink unit with cupboards beneath, two further base cupboards and two wall units with work surfaces, along with a wall mounted gas fired combination boiler.

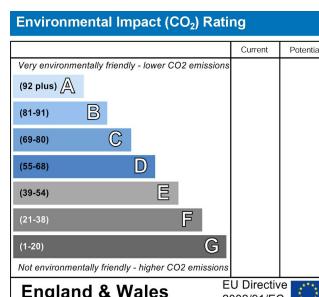
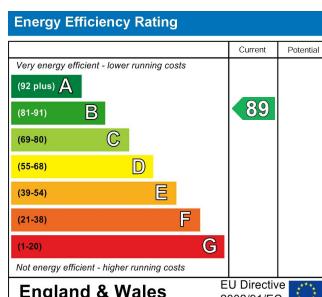
**Agent Notes:**

1. The property is located within the Warwick Conservation Area.
2. The property is Grade II Listed, with entry no. 1035392. For further information, please visit Historic England online.
3. Please be advised that the property is undergoing treatment for damp ingress. These works will be completed prior to completion. Please contact our office for further information on this.
4. There is a current tenancy for the building which is due to end in April 2026.

The vendors have provided the information relating to the above. Godfrey-Payton has not checked the legal documentation to verify the status of the property, or the information provided by the vendors and would therefore advise any potential buyer to obtain verification from their solicitor.

**Lease Terms**

The property is available to be Let on a new Full Repairing and Insuring Lease on terms to be agreed. Rental offers to be considered in the region of £18,000 per annum.

**VAT**

The property is currently registered for VAT, however the Vendor has confirmed that they can de-register the property subject to an acceptable offer from a purchaser. The property can be de-registered upon completion of the sale.

**Energy Performance Certificate**

Please be advised, that the current EPC is rated D - 89.

**Rateable Value**

Please note, the rateable value is £12,500.00 per annum.

**Tenure**

Godfrey-Payton understand that the property is Freehold. However, we have not checked the legal title of the property and all interested parties should obtain verification of the same via their Solicitor or Surveyor before committing to the purchase of the property.

**Services**

Godfrey-Payton understand from the vendor that all mains drainage, gas, electricity and water are connected to the property. Any interested party should obtain verification of this information via their solicitor and/or surveyor.

**General Information**

Please be advised that these sales particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. The particulars have been prepared as an outline to the property only, and all information should be verified via your solicitor. Prospective purchasers should satisfy themselves as to the accuracy of the information provided.

The property is to be sold subject to rights of way, public footpaths, easements, wayleave agreements, covenants and any other matters which may affect the legal title of the property.

Godfrey-Payton has not verified the property's structural status, ownership, tenure, planning/building regulation status, or the availability or operation of services and/or appliances.

**INFORMATION****Viewings**

To be arranged via Godfrey-Payton on: 01926 492 511

**Website**

For more information visit our website: [www.godfreypayton.co.uk](http://www.godfreypayton.co.uk)

**Opening Hours**

Monday	Friday 9.00am - 5.30pm
Saturday	By Appointment Only
Sunday	Closed

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