

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 Trade Counter Unit** 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 Trade Counter Unit

GIA Approx. 2,785 sq ft

VAT is payable in respect of this Lot

FREEHOLD

£19,500 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 **InkXpress Direct Limited (Printer Consumables Supplier having 26 branches)** for a term of 10 years from and including 29th September 2010 at a current rent of **£19,500 per annum** exclusive.

Rent Review September 2015



JOINT AUCTIONEERS
Cooper Chen, Suite 1, First Floor, 3 Duchess Street,
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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