



**6 WEEK COMPLETION**

Mezzanine Interior

**SITUATION**

Wharf Street is located just 1 mile north east of Warwick City Centre just off Emscote Road (A445) within a mixed commercial and residential area, close to other commercial occupiers such as **Booker, Warwick Glass, Plumbase, Godiva, Kigass Aero Components** and **Underwood Wines**. Warwick is an Historic City and popular tourist attraction situated approx. 11 miles south of Coventry and 2 ½ miles west of Leamington Spa and enjoys good road links via Junction 15 of the M40 as well as the A46.

**PROPERTY**

Forming part of a terrace of 8 similar sized units comprising a **Ground Floor Industrial/Trade Counter Unit** with a **large Mezzanine Showroom/Storage** area, forecourt parking for 3 cars plus unloading via a front roller shutter door.

**ACCOMMODATION**

**Ground Floor**

GIA Approx. 2,765 sq ft  
1 WC

**Mezzanine**

GIA Approx. 2,600 sq ft

**Total GIA Approx. 5,365 sq ft**

**VAT is payable in respect of this Lot**

**FREEHOLD**

**£22,000 per annum**

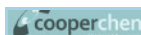
The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Carpet Ideas Ltd (with Guarantor) t/a Flooring Inspirations** for a term of 10 years from October 2014 **(in occupation since 2004)** (see Note) at a current rent of **£22,000 per annum** exclusive.

**Rent Review & Tenant's Break 2019**

**Note: The tenant is currently occupying the property under a lease for a term of 6 years from 24th June 2008 at a rent of £24,000 p.a. A new 10 year lease on the above terms has been agreed and is expected to be signed before the Auction. Please refer to the Special Conditions of Sale.**



**JOINT AUCTIONEERS**  
Cooper Chen, Suite 1, First Floor, 1 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