To Let
Prime Retail Unit
Located centrally within Warwick
- 162 Sq Ft (15.05 Sq M) Retail Space
- Plus 114 Sq Ft (10.59 Sq M) Storage
- Prime Retail Location
- Available Immediately
**Location**
Situated centrally within Warwick Town Centre, the property occupies a prime retail spot with the likes of Costa Coffee, W H Smith and M&S all close by. The property is located at the top of Market Place, one of the most sought after retail locations in Warwick.

**Description & Accommodation**
17 Market Place is a charming, characterful retail unit, ideal for a variety of retail uses. The property comprises a ground floor lock up shop with 162 Sq Ft of retail space and a further 114 Sq Ft of separate storage space located to the rear of the building. The property benefits from a dual aspect window display and internally, the premises presents very well.

**Services**
Mains electricity and water are connected and are separately metered

**Planning**
A1 Retail

**Tenure**
Leasehold, A new internal repairing and insuring lease for a term to be determined

**Rent**
£7,500 Per Annum exclusive.

**Rates**
The rateable value for the current year is £5,300 (subject to occupier status, ingoing tenants may benefit from full small business rates relief).

**EPC**
E 122

**Legal Costs**
Each part will be responsible for their own legal costs associated with this transaction

**Viewing**
Strictly by appointment only with the sole letting agent ehB Reeves 01926 888181