

Unique Opportunity to Purchase an Income Producing Investment Property with Development Potential (STPP)



Wharf Centre, Wharf St, Warwick CV34 5LB

Multi-Let office and industrial Investment with Development Potential (STPP)

Offers Invited in Excess of £1,500,000
(One million five hundred thousand pounds)

Property Highlights

- Current Income £70,770 per annum exclusive
- In between Warwick and Leamington Spa Town Centres
- Overlooking the Grand Union Canal
- Further Asset Management Opportunities
- On site Car Parking
- Future Re-Development potential subject to planning





LOCATION

Wharf Street is located approximately one mile to the North East of Warwick Town Centre and provides a mix of commercial and residential properties. The Grand Union Canal runs past to the North of the site. Warwick is well served with direct Motorway access to London via the M40 motorway and a mainline Rail Service to London Marylebone.

DESCRIPTION

The Property comprises a range of buildings which were formally part of a large factory complex. The buildings are predominantly of two storey brick construction with modern slate roofs, with Units 1 and 2 being single storey. The buildings have modern upvc windows and to the front of the buildings is a concrete surface car park for approximately 14 cars.

TENURE

The property is available to purchase Freehold subject to the tenancies noted on page 2.

SERVICE CHARGE

A service charge is payable by tenants, details on request.

TENANCY SCHEDULE

Unit	Tenant	Size (sqm)	Lease (Years)	Expiry	Current Rent (per annum)	Rent
1	Ravinder Atwal	89.8	06	17/12/2025	£6,000 until 17/12/2022	Mutual break option 18/12/2022 subject to notice period.
2	CMS Hobby Game Logistics Ltd	133.7	06	15/01/2026	£9,000 until 15/01/2023	Mutual break option 16/01/2023 subject to notice period.
3	Harling Bridge Consulting Engineers	xxx	04	31/3/2025	£3,200 until 31/03/2024	Mutual rolling break subject to one month's notice.
4	MCA Business Services Ltd	272	06	11/9/2025	£23,000	Mutual break option 12/09/2022 subject to notice period.
5	MCA Business Services Ltd	See above	06	11/9/2025	(See above)	Mutual break option 12/09/2022 subject to notice period.
6	MCA Business Services Ltd	See Above	06	11/9/2025	(See above)	Mutual break option 12/09/2022 subject to notice period.
7	Purple Monster Training Ltd	102.6	05	10/2/2026	£17,820 until 10/02/23 £21,420 until 10/02/24	Mutual break option 11/02/2023 subject to notice period.
8	Purple Monster Training Ltd	126.1	05	10/2/2026	(See above)	Mutual break option 11/02/2023 subject to notice period.
9	SORT-IT.BIZ Ltd	114.8	06	22/2/2026	£11,750 until 22/02/2023	Mutual break option 23/02/2023 subject to notice period.
10	SORT-IT.BIZ Ltd	See above	06	22/2/2026	(See above)	Mutual break option 23/02/2023 subject to notice period.

FLOOR PLAN



BUSINESS RATES

	Rateable Value
UNIT 1	£4,900
UNIT 2	£5,300
UNIT 4,5 & 6	£26,250
UNIT 7	£3,200
UNIT 8	£3,250
UNIT 9 & 10	£4,900

EPC

A copy of the EPC certificates for each unit are available upon request

LEGAL COSTS

Each party to pay their own legal costs incurred in any transaction.

VAT

The property has not been elected for VAT.



BROMWICH **h**
ARDY
024 7630 8900

VIEWING

By appointment through the sole agents:

Tom Bromwich
Tel: 02476 308 901
Mob: 07718 037 150
Email: tom.bromwich@bromwichhardy.com



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