



Tenure
Freehold.

Location

Warwick is an attractive historic town lying some 15 miles south-east of Birmingham and some 11 miles south of Coventry. The town has a population of some 22,500 and benefits from good road communications, as it lies just to the east of the M40 motorway and is accessed via Junctions 13, 14 and 15.

The property is located on the north side of Jury Street, at its junction with Church Street in the town centre.

Occupiers close by include The Giggling Squid, Barclays Bank and Ask Italian, amongst others.

Description

This Grade II listed property is arranged on basement, ground and three upper floors to provide two self-contained ground floor shops with ancillary basement accommodation and five flats above. The flats have been sold off on long leases.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Warwick

**1 Jury Street &
2 Church Street
Warwickshire
CV34 4EH**

- **Attractive Freehold Shop and Residential Ground Rent Investment**
- Comprising two self-contained shops with five flats above (sold off)
- Grade II listed
- Historic town location
- Part let to Countryside Estate Agents
- Total Current Rents Reserved
£10,250 pa

On the Instructions of a Major Fund

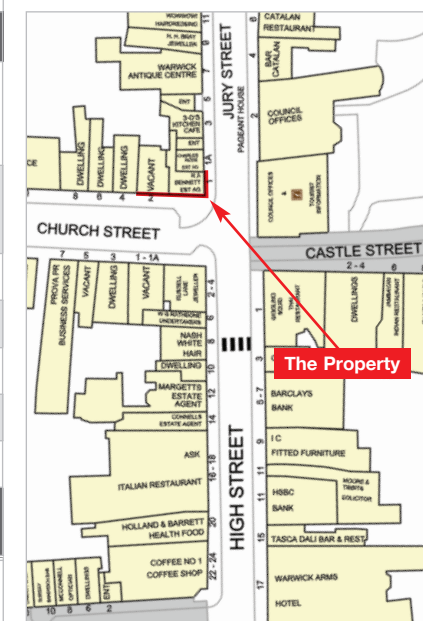
SIX WEEK COMPLETION AVAILABLE



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 Jury Street	Countrywide Estate Agents	Gross Frontage 5.72 m (18' 9") Net Frontage 3.89 m (12' 9") Net Return Frontage 6.29 m (20' 8") Shop & Built Depth 7.64 m (25' 1") Basement 21.25 sq m (229 sq ft)	10 years from 30.07.2013 Rent review every 5th year Tenant option to break 30.07.2018 (no notice received)	£9,750 p.a.	Rent Review 2018
2 Church Street	Vacant (1)	Gross Frontage 3.67 m (12' 0") Net Frontage 3.20 m (10' 6") Shop Depth 5.22 m (17' 1") Built Depth 10.62 m (34' 10")			
2A Church Street	Individuals	Flat	125 years from 26.10.2012 Rent doubles every 25th year	£100 p.a.	Fixed increase 2037
2B Church Street	Individual	Flat	125 years from 31.08.2012 Rent doubles every 25th year	£100 p.a.	Fixed increase 2037
2C Church Street	Individual	Flat	125 years from 01.02.2013 Rent doubles every 25th year	£100 p.a.	Fixed increase 2038
2D Church Street	Individual	Flat	125 years from 21.01.2013 Rent doubles every 25th year	£100 p.a.	Fixed increase 2038
2E Church Street	Individuals	Flat	125 years from 10.09.2012 Rent doubles every 25th year	£100 p.a.	Fixed increase 2037

NB. Notices under the Housing Act 1996 have been served. We understand the qualifying tenants have accepted and have nominated a purchaser.
(1) We understand that negotiations are ongoing for a new 5 year term at £12,000 per annum

Total £10,250 p.a.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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