

ACOCKS GREEN B27 6BH

1062 – 1066 WARWICK ROAD

LARGE STORE TO LET



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

The property is prominently situated on the busy roundabout where Warwick Road meets Shirley Road and Westley Road. Multiple retailers/occupiers adjacent and nearby include **Card Factory**, **Boots**, **Holland & Barrett**, **Costa**, and **Specsavers**.

An extract from the street plan is attached, upon which the property has been identified.

ACCOMMODATION

The property is arranged on ground and first floors only and comprises the following approximate dimensions and (GIA) floor areas:

Gross Frontage	86' 0"	26.2 m
Net Frontage	82' 0"	25.0 m
Internal Width	73' 1"	22.3 m
Shop Depth	187' 6"	57.2 m
Ground Floor Area	14,962 sq ft	1,390 sq m
First Floor Area	12,121 sq ft	1,126 sq m
Total Area	27,083 sq ft	2,516 sq m

LEASE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed by negotiation but to include upward only rent reviews at 5 yearly intervals. Rental offers are sought in excess of **£125,000 per annum** exclusive of rates, service charge and VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

**SUBJECT TO CONTRACT
& VACANT POSSESSION**



RATES

We have been advised that the property has been assessed for rating purposes as follows:

Rateable Value (April 2023)	£136,000
Business Multiplier	51.2p
Rates Payable (2023/24)	£69,632

Interested parties should make their own enquiries to verify this information.

EPC

The property has an Energy Performance Asset Rating of C65. A copy of the EPC is available upon request.

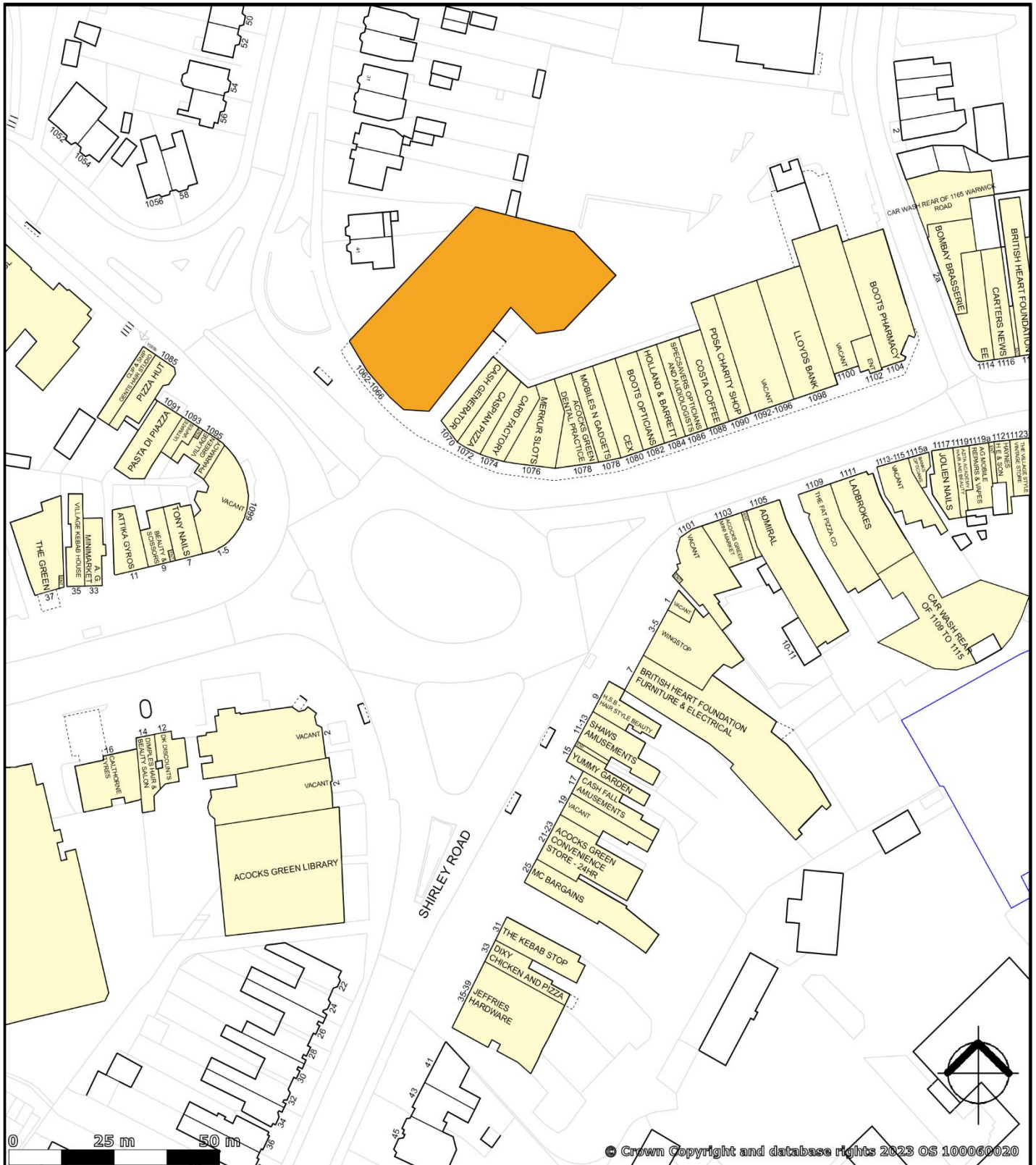
VIEWING

For further information or arrangements to inspect, please contact the sole agents:

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Plotted Scale - 1:1,250

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