



ehB
Reeves
commercial property experts

To Let

Warwick Retail Shop (Class E)

678 sq.ft (62.99 sq.m)

43 Coten End, Warwick, Warwickshire, CV34 4NT

Accommodation

43 Coten End comprises of a Mid-Terraced late Victorian building, situated in a busy trading position, just outside of Warwick town centre. The shop comprises of a fully glazed shop front, air conditioning, suspended ceilings, category 2 lighting and spotlights, kitchen facilities and a small WC located to the rear of the property.

Total Ground Floor Area: 678 sq. ft

Basement: 247 sq. ft

Location

43 Coten End is located just minutes from Warwick's town centre. Local occupiers include Sainsbury's Local, Warwick Street Kitchen, RFK Kitchens, Peter Posh and The black Pug. Warwick Railway station is a short 7 minute walk away, making it convenient for pedestrians visiting from out of town. Coten End provides direct transport links into Leamington Spa via the Emscote Road which is only 5-10 minute drive. Coten End provides easy access to the Warwick Bypass (A46) just 2.8 miles away and the M40 located 5.3 miles away respectively.

Tenure

Available on a new lease for a minimum of 3 years.

Services

Mains electricity, water and drainage are connected to the property.

EPC

TBA

Planning

Class E

Rent

£12,500 per annum.

Rates

The rateable value from 1st April 2026 is £6,200. The property qualifies for 100% small business rates relief (subject to the status of the rates payer).

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction

Service Charge

TBC

SAT NAV: CV34 4NT  **local.asking.doing**



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For viewing arrangements, contact:

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