



HR ESTATE AGENTS

0 Bedrooms

Commercial

£285,000

Located in

Warwick





St. John's

Warwick | CV34 4NE



Zacharias Ermogenous is proud to present this commercial property situated in the heart of Warwick's thriving city centre, this substantial commercial property presents an outstanding opportunity for investors, developers, and owner-occupiers alike.

Benefiting from a highly sought-after location, the property enjoys excellent accessibility, with the significant advantage of ample on-site parking for multiple vehicles – a rare and valuable asset within the city centre.

Offering exceptional flexibility and development potential, the premises could be transformed into a prestigious office headquarters with residential apartments above, subject to the necessary consents. Alternatively, the property lends itself to conversion into multiple residential apartments, creating a highly desirable city-centre living environment with the added benefit of dedicated parking.

Surrounded by Warwick's vibrant mix of independent retailers, restaurants, professional services, and historic attractions, the property is ideally positioned to capitalise on strong local demand for both commercial and residential accommodation.

Whether seeking a redevelopment project, investment opportunity, or a mixed-use scheme, this versatile property offers enormous scope to add value and realise its full potential.

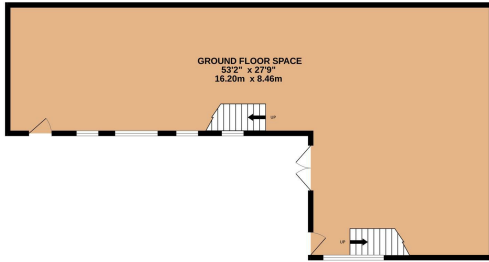
St. John's

£285,000 Freehold

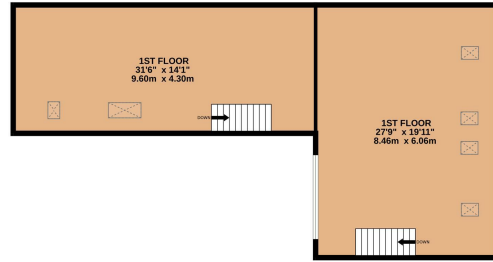


- Great Investment Opportunity
- Significant redevelopment and investment potential
- Suitable for office and residential conversion (subject to planning)
- Rare opportunity within a highly desirable location
- Prime Warwick city centre location
- On-site parking for multiple vehicles
- Excellent transport links and local amenities nearby

GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band A Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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