

NEW LEASE OPPORTUNITY / FREEHOLD SALE

FULLY FITTED RESTAURANT UNIT AVAILABLE

16-18 High Street, Warwick, CV34 4AP



KEY HIGHLIGHTS

- Fully fitted restaurant opportunity (Class E) with potential for alternative use such as gym, leisure or retail
- Prime location in the centre of Warwick in the centre of Warwick, close to Giggling Squid, Coffee #1 and The Warwick Arms Hotel
- Prominent double fronted unit on to Warwick High Street
- Freehold sale also considered

The unit benefits from a prominent glazed frontage. The premises are arranged over 4 levels to provide the following approximate areas (splits will be considered):

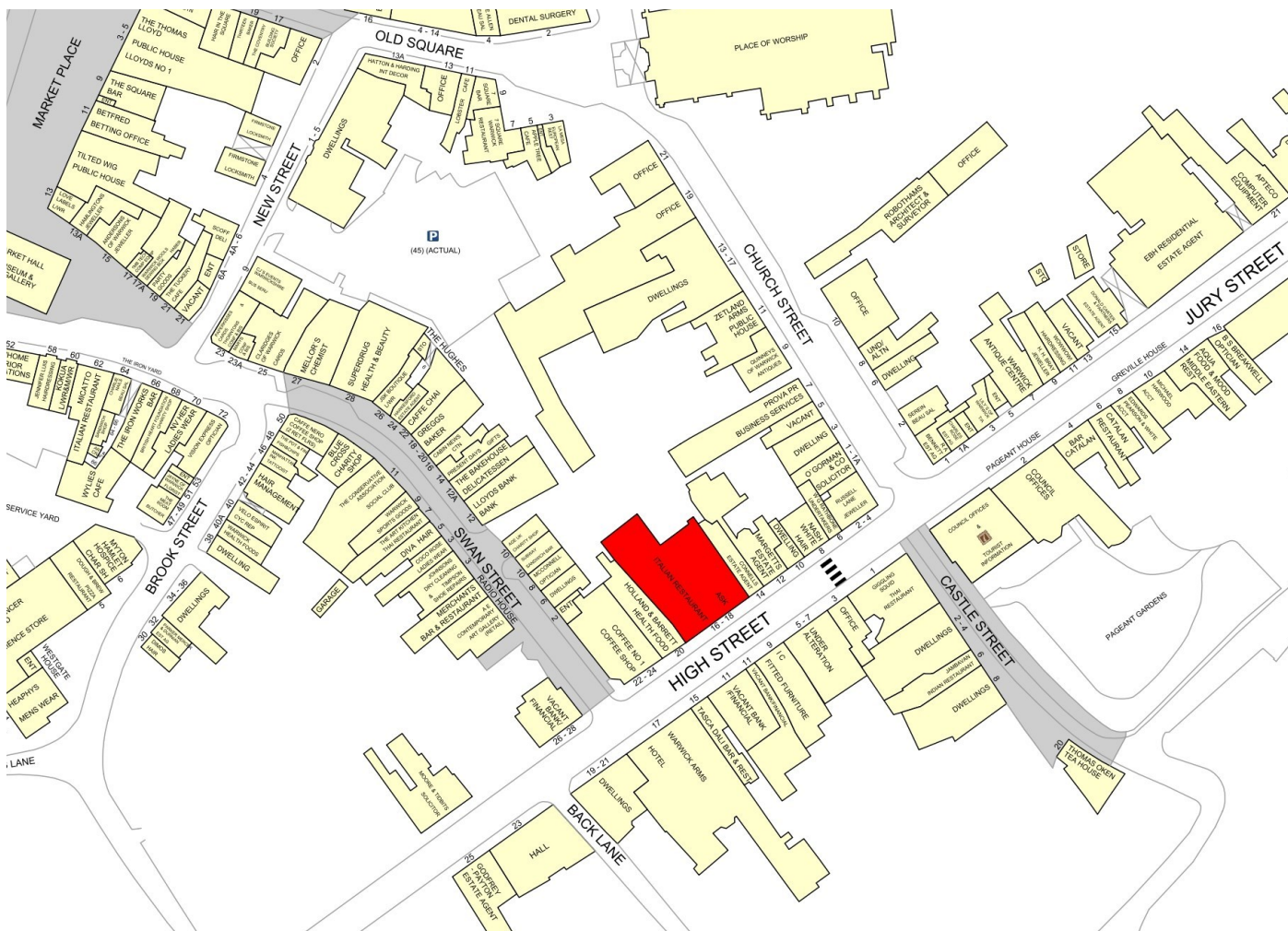
Ground Floor	4,228 sq ft	392.79 sq m
Basement	1,056 sq ft	98.11 sq m
First Floor:	1,065 sq ft	99 sq m
Second Floor:	1,065 sq ft	99 sq m
Total:	7,474 sq ft	688.90 sq m

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Location

The subject property is located in the centre of Warwick on the High Street, the main road passing through the town. The unit is situated close to the junction with Swan St, which is the prime retailing pitch in the town.

Other occupiers in the vicinity include **Giggling Squid**, **Coffee #1**, **Nashwhite** and the **Warwick Arms Hotel**.

Use Class

Class E.

Quoting Rent

£67,500 per annum.

Freehold Sale

£850,000 (excluding VAT)

Rateable Value

We are advised that the rating assessment is as follows:

Rateable Value: **£54,000**.

Please contact the Local Authority for further information.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available upon request

Virtual property Tour

Ground Floor Video - <https://youtu.be/233wegzHHUg>

Basement Video - <https://youtu.be/WttHdSowXI8>

Contact

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