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# FOR SALE OR TO LET

# FORMER RESTAURANT PREMISES
# 16-18 HIGH STREET, WARWICK, CV34 4AP

## LOCATION
The premises are located within Warwick Town Centre close to the junction of High Street and Swan Street. The property is adjacent to **Connells** and close **to Giggling Squid, Coffee #1 , Nashwhite and the Warwick Arms Hotel.**

## ACCOMMODATION
Approximate internal dimensions and areas are detailed below. All areas quoted are Gross Internal Floor Areas:

| | | |
|---|---|---|
| **GROUND FLOOR MAIN RESTAURANT/KITCHEN AREA** | 4510 sq ft | 419 sq m |
| **GROUND FLOOR REAR EXTERNAL AREA** | 1065 sq ft | 99 sq m |
| **BASEMENT** | 1130 sq ft | 105 sq m |
| **FIRST FLOOR** | 1065 sq ft | 99 sq m |
| **SECOND FLOOR** | 1065 sq ft | 99 sq m |

## LEASE
The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

## RENTAL
**£67,500** pa (exclusive of rates).

## RATING ASSESSMENT
We are advised that the rating assessment is as follows: Rateable Value: **£62,000**. Please contact the Local Authority for further information.

## ENERGY PERFORMANCE CERTIFICATE
The premises have a rating of 56 (Band C). A copy of the certificate is available upon request.

## SALE
Freehold with vacant possession is **£850,000.**

## LEGAL COSTS
Each party are to be responsible for their own legal costs incurred in this transaction.

## VAT
We understand that VAT is payable on the rental/sale however, interested parties are advised to make their own enquiries.

## VIRTUAL TOUR OF THE PROPERTY
Please click on the following links:

Ground Floor Video - https://youtu.be/233weqzHHUg

Basement Video - https://youtu.be/WttHdSowXl8

## VIEWINGS
Strictly by prior appointment with AMT Commercial on 01527 821 111 or via our joint agent Jess Hill at Savills on 02070 752 854

**1.** These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. **2.** Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. **3.** The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. **4.** Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. **5.** No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. **6.** This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. **7.** Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.