

OPENING DOORS SINCE 1843

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



Offering
Ground Floor Bar



Rent
£14,000 per annum



Location
Close To Commercial
Heart Of Town



Area
48.48 sq.m. (521 sq.ft.)



Availability
Available For Viewing Via
Appointment

TO LET

74 Smith Street, Warwick CV34 4HU

Location:

These premises are prominently located at the south-eastern end of historic Smith Street (A425), which is a picturesque one-way street close to the commercial heart of Warwick and comprising many Listed Buildings with a number of independent retailers and restaurants, etc.

Smith Street is understood to be the oldest shopping street in Warwick, benefitting from short stay on-street pay-and-display parking. There are also a number of nearby public car parking facilities including Priory Road surfaced car park.

Warwick's mediaeval Castle is also nearby as are St Nicholas Park, St. John's House Museum and the Railway Station, etc with the A46 dual carriageway approx. 2 miles distant and the M40 also readily accessible.

Description:

Situated in the heart of Warwick, this stylish ground-floor bar offers an exceptional space for both casual and upscale experiences. With a prime location on a busy street with car parks located within close proximity, it attracts foot traffic and provides easy access for both locals and visitors. The contemporary design features a mix of industrial and cosy elements, making it perfect for a variety of events, from after-work drinks to weekend celebrations.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	521.00	48.40
TOTAL	521.00	48.40

Services:

All mains services including gas are connected to the property. No tests have been applied.

Rateable Value:

The property is included in the April 223 Rating List with a Rateable Value of £8,500. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

Terms & Service Charge:

The Landlord is open to terms but would prefer a lease length of six years with a three year break.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan:

EPC:

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
commercial@loveitts.co.uk

