

OPENING DOORS SINCE 1843



Area  
77.91 sq m - 838 sq ft



Price  
On Application



Food Approved  
'Cellar' Bar-Restaurant



Outside dining  
Drinks/Dining Area



Location  
Close to heart of Warwick

FOR SALE

5-6 The Knibbs r/o 23/25 Smith Street, Warwick CV34 4UW

## Location:

The subject property is located in a small courtyard off Smith Street being situated close to the commercial heart of the Country Town of Warwick which offers a host of attendant amenities and tourist attractions including the world renowned Warwick Castle which is nearby.

Local Pay & Display public car parking is available in the Priory Street car park at the immediate rear of the property and accessible via a pedestrianised walkway leading through the property's courtyard area providing a well used route for shoppers and others visiting Warwick town centre.

## Description:

The property comprises an attractive 'cellar' bar/restaurant arranged across two levels with a Meet and Greet Area/Kitchen to the upper level and with the main vaulted restaurant area with its separate bar, preparation room and ladies and gents wc facilities to the lower level (having two staircases for access).

In addition the property has the benefit of a useful courtyard area for alfresco dining and drinking.

Gas fired central heating is installed within the character vaulted 'cellar' accommodation which is part illuminated by light wells but otherwise by ambient lighting.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Upper Level</b>	213.00	19.79
<b>Lower Level</b>	625.00	58.06
<b>TOTAL</b>	<b>838.00</b>	<b>77.85</b>

## Services:

All mains services are understood to be connected together with gas fired central heating. No tests have been applied.

## Rateable Value:

The property is included on the 2017 Rating List as Restaurant and Premises with a Rateable Value of £7,200.

## Terms:

The property is available to purchase as a new long leasehold interest for a proposed 999 year term at a peppercorn rental. Price details are available on application.

Alternatively the accommodation is available to lease on effectively full repairing and insuring terms by way of service charge (for a term of years to be agreed) at a commencing rental of £18,000 per annum. (A lease to include option to purchase proposition would also be considered).

## VAT:

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

## Legal Costs:

In the event of a long leasehold sale both parties will be responsible for their own legal fees. In the event of a letting the incoming tenant will be responsible for the landlord's legal fees.

## Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

