

THE JAILHOUSE, CHAPEL STREET, NUNEATON CV11 5QH

Loveitts
COMMERCIAL
CHARACTER COMMERCIAL PREMISES
EXISTING BUSINESS UNAFFECTED/AVAILABLE
FOR SALE
024 7622 8111

JAIL HOUSE

tea chat

Loveitts
OPENING DOORS SINCE 1843

PART OF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property type

Restaurant/bar with approximately 60 covers

Investment opportunity

532 m² (5,726 ft²) approx.

Usage

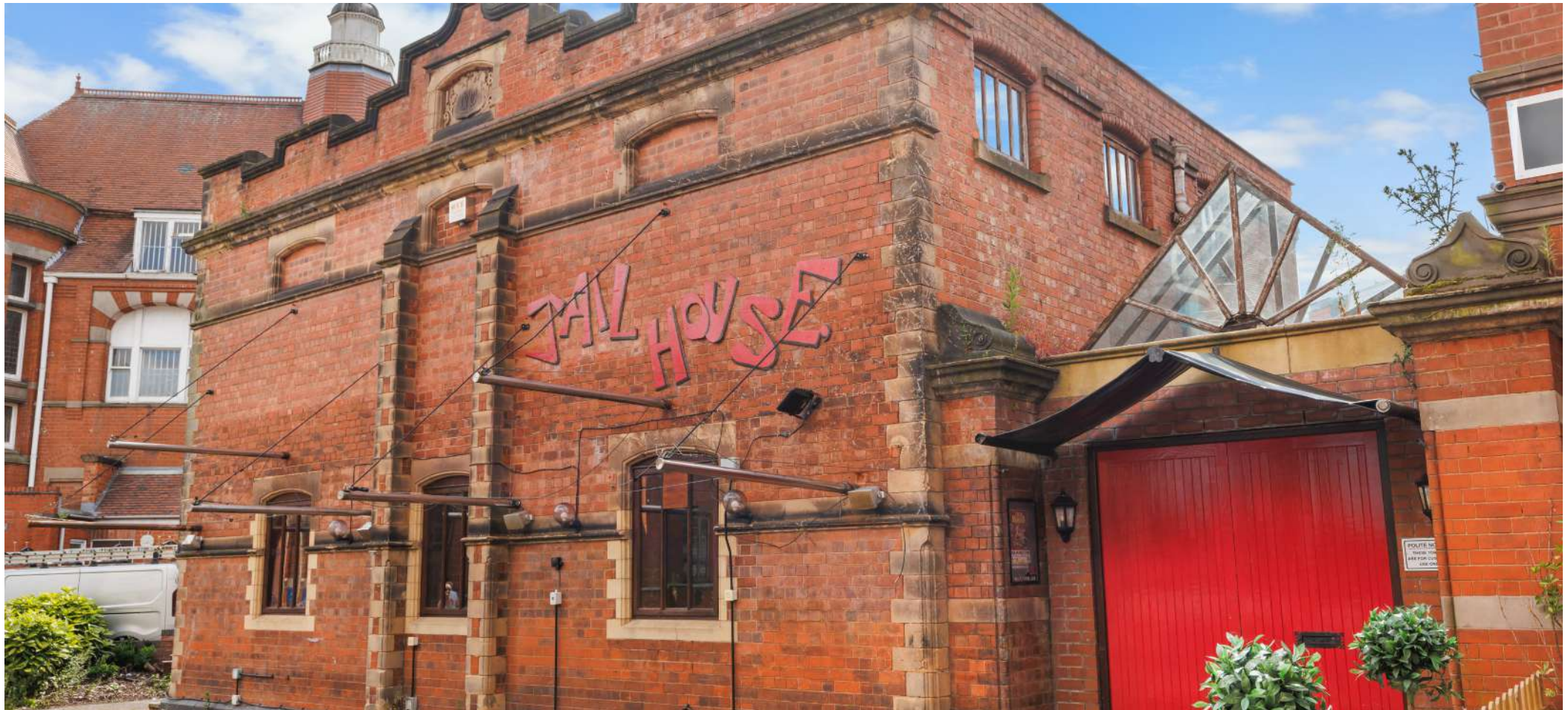
Use Class E - flexible range of potential uses

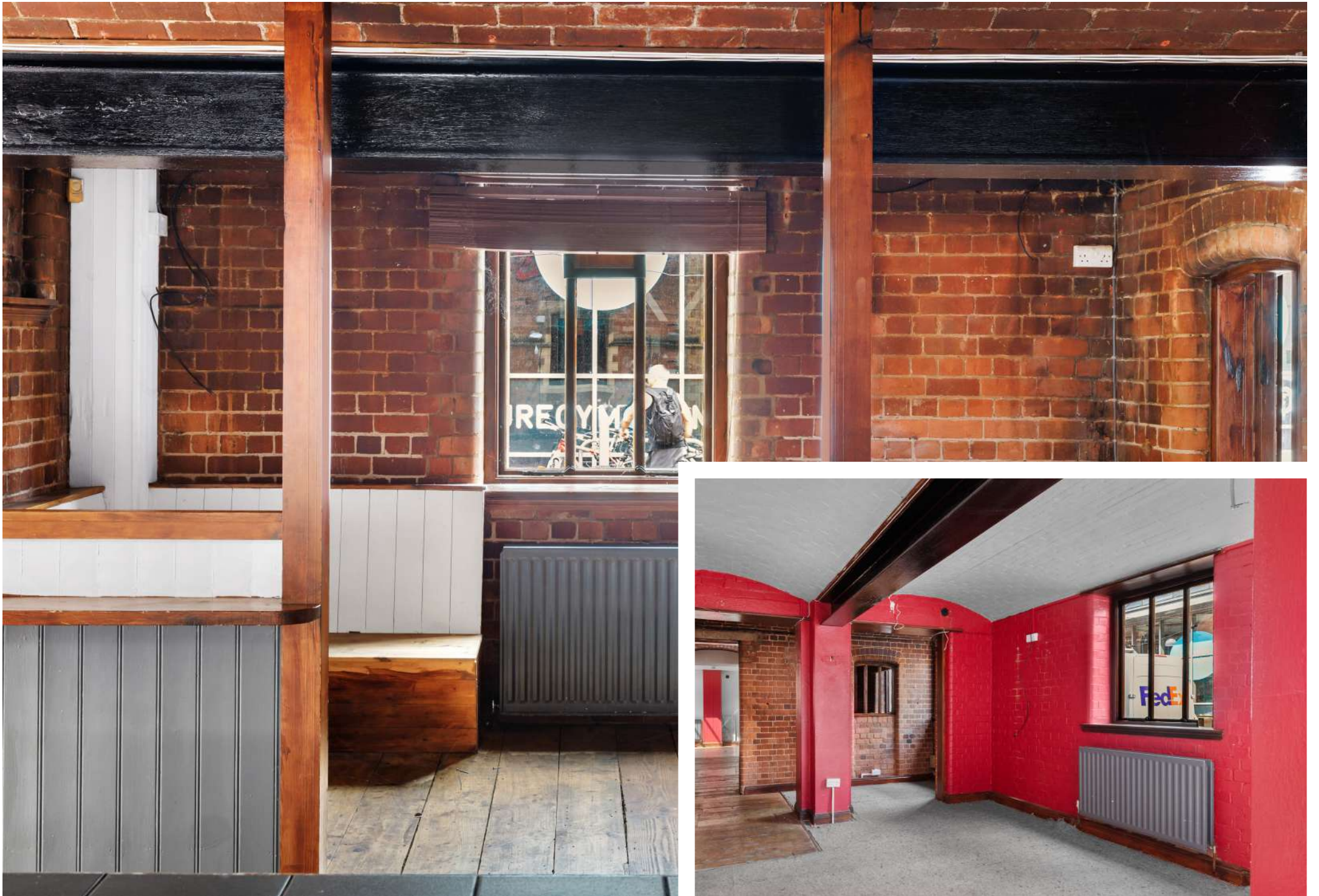
Location

Next to Rope Walk, the main shopping precinct in Nuneaton

Price

Confidentially available







The Jailhouse is ideally situated in a prime trading location close to the pedestrianised commercial centre of Nuneaton. It directly faces Pure Gym and is next to the Chapel Street entrance of Rope Walk, Nuneaton's main shopping precinct.

Ample pay-and-display car parking is conveniently located nearby, including within the Rope Walk centre.





Proximity to major towns and cities

Coventry: Approximately 9 miles

Hinckley: Approximately 5 miles

Leicester: Approximately 19 miles

This central location provides excellent connectivity to nearby towns and cities, making it a prime investment opportunity.





This distinctive property is a detached, heritage building previously used as a police cell block. Currently empty, it was last used as a restaurant and pub. It features vaulted ceilings and offers approximately 60 covers. The ground floor includes the main bar serving area, a dining area/conservatory, a kitchen, a cellar, and disabled restroom facilities.

The first floor houses a commercial kitchen, a storage/preparation room, male and female restrooms, and staff restroom facilities.

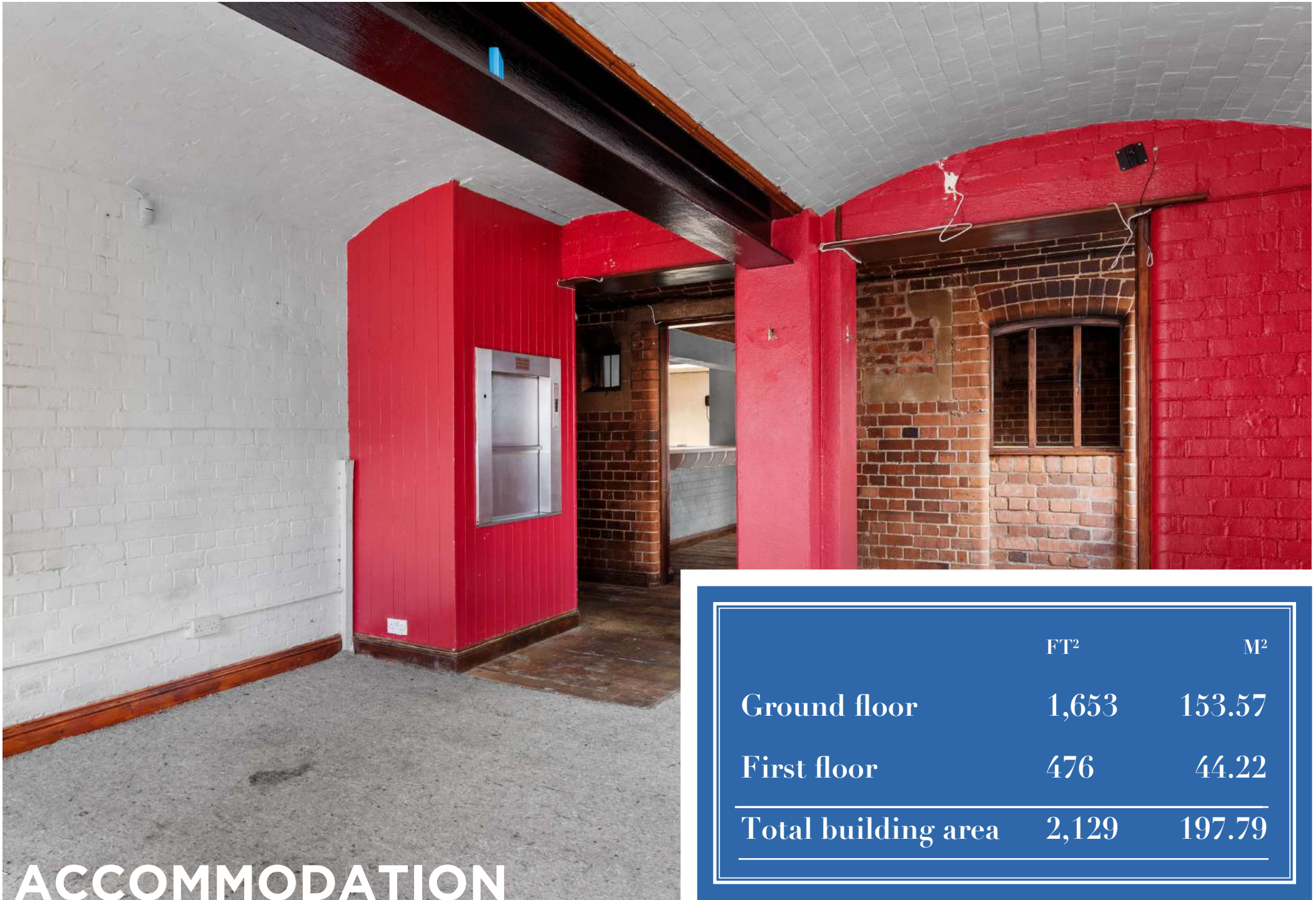


The property benefits from a 3am licence and a pavement licence, providing flexibility for various operations. It offers potential for a variety of 'E' Use Class applications, including retail, offices, leisure, fitness, medical, or health uses.

The Jailhouse is a detached building with flexible accommodation across two floors and is equipped with gas-fired central heating.

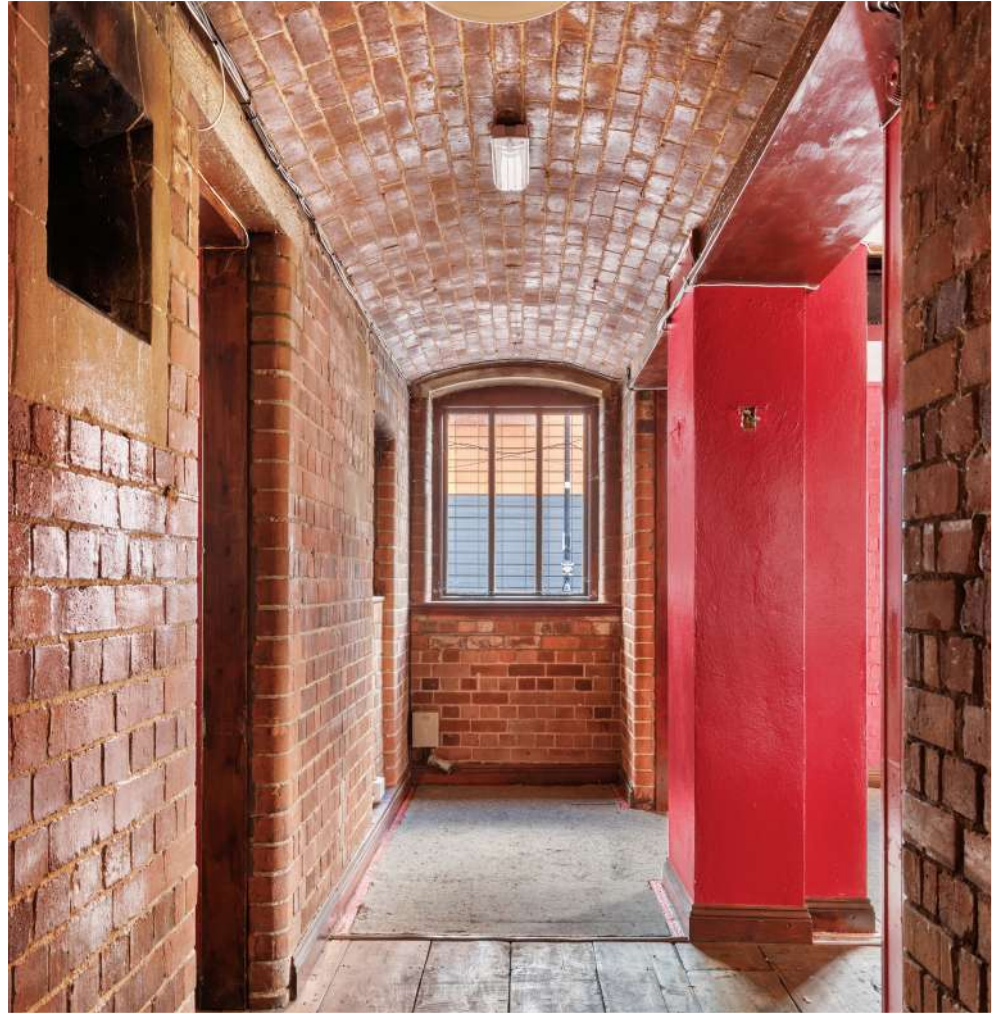


DESCRIPTION



ACCOMMODATION

	FT ²	M ²
Ground floor	1,653	153.57
First floor	476	44.22
Total building area	2,129	197.79





THE EXISTING BUSINESS

SERVICES

All main services are available, including gas-fired central heating. However, no tests have been conducted.

TERMS

The property is available freehold.

PURCHASE PRICE

On application.

VAT

Prices quoted are exclusive of VAT, which is payable on the purchase price.

LEGAL COSTS

Both parties will be responsible for their own legal fees.



The current (2023) rateable value is £15,250.

The premises are listed in the 2023 Rating List as 'Restaurant and Premises' with a Rateable Value of £15,250. Prospective buyers should make their own enquiries to confirm the amount of business rates payable.



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

PART OF



**SHELDON
BOSLEY
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LAND AND
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CELEBRATING OVER

180



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