

OPENING DOORS SINCE 1843



-  **Price**
£395,000 Offers Invited
-  **Property**
Restaurant/Bar with approx. 60 covers
-  **Investment**
Possible Investment Opportunity
-  **Use**
Potential Range of Uses
-  **Location**
Immediately Adjacent Rope Walk

FOR SALE

The Jailhouse, Chapel Street, Nuneaton CV11 5QH

Location:

The subject property is located in a prime trading position close to the pedestrianised commercial heart of Nuneaton directly facing Pure Gym and adjacent to The Chapel Street entrance into the Rope Walk which is Nuneaton's main shopping precinct.

Ample pay and display car parking is located close by including within the Rope Walk centre.

Description:

The property comprises a detached character Restaurant/Bistro and Bar being a heritage building as a former Police Cell Block having vaulted ceilings and providing circa 60 covers, comprising main bar servery area and dining area/conservatory at ground floor level together with kitchen, cellar and disabled wc facilities.

In addition there is a commercial kitchen and store/preparation room at first floor level along with male and female wc facilities and also staff wc facilities.

The property currently benefits from a 3.00am licence and also a pavement licence.

The property otherwise offers potential for a variety of 'E' Use Class uses including retail, as offices, for leisure or fitness use or for medical or health uses etc..

The property is detached and offers flexible accommodation across two floors with the benefit of gas fired central heating installed.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	1,653.00	153.57
First Floor	476.00	44.22
TOTAL	2,129.00	197.79

Services:

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

Rateable Value:

The premises are listed in the 2023 list as restaurant and premises with a rateable value of £15,250. Please note that this figure is not the amount of business rates payable and prospective purchasers should make their own enquiries.

Terms:

The property is available freehold with offers in the region of £395,000 (plus VAT) invited.

VAT:

The figures quoted in the particulars and exclusive of VAT which will be payable on the purchase price in this case.

Legal Costs:

Both parties are to be responsible for their own legal fees in this matter.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other: [Click here](#)

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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