ehB Reeves
commercial property experts

FOR SALE

Town Centre Warwick - Freehold with Vacant Possession

3,527 sq.ft (328 sq.m)

62 Market Place, Warwick, Warwickshire, CV34 4SD



Accommodation

62 Market Place is an attractive Grade II Listed Building. The building is of traditional construction surmounted by a Welsh Slate roof, with 2 pane sash windows, with a large arched window shop front. The main retail entrance leads into an open plan restaurant space with ample seating and a large kitchen and preparation area to the rear, this in turn leads to a small rear yard. There is a ground floor disabled WC.

Stairs down lead to a reasonably sized basement suitable for storage. There is a staircase to the first floor accessible from within the restaurant and the separate ground floor entrance also leads to another staircase which provides the same.

The first floor comprises customer seating and a WC block, as well as ancillary offices and a staff WC. The second floor has been used as C3 residential accommodation (interested parties should make their own enquiries in respect of any planning permissions).

The accommodation as a whole measures:

Ground Floor: 1,402 sq.ft (130.20 sq.m)

First Floor: 896 sq.ft (83.29 sq.m)

Second Floor: 831 sq.ft (77.12 sq.m)

Basement: 398 sq.ft (36.98 sq.m)





Location

Located centrally, on the prime retailing pitch in Warwick, Market Place. A vibrant situation benefiting from high footfall and a variety of retailers, restaurants, cafes and pubs in close proximity. Notable Nearby occupiers include, Caffe Nero, British Heart Foundation, Greggs and Wetherspoons.

The property is easily accessible for local residents and visitors to Warwick, with the New Street Car Park a short walk away as well as the West Gate Car Park. There are ample bus links and Warwick Railway Station is within walking distance.



SAT NAV: CV34 4SD

Tenure

Available Freehold with Vacant Possession.

Services

Mains electricity, water, gas and drainage are connected to the property. Interested parties should not rely on this as a statement of fact and should make their own enquiries and inspections.

EPC TBC

Planning

Class E / C3

Price

Offers in the region of £499,950 (exclusive)



Rates

The rateable value for the current year is £30,500. Retail, hospitality and leisure relief may be available, interested parties are advised to make their own enquiries in this respect.

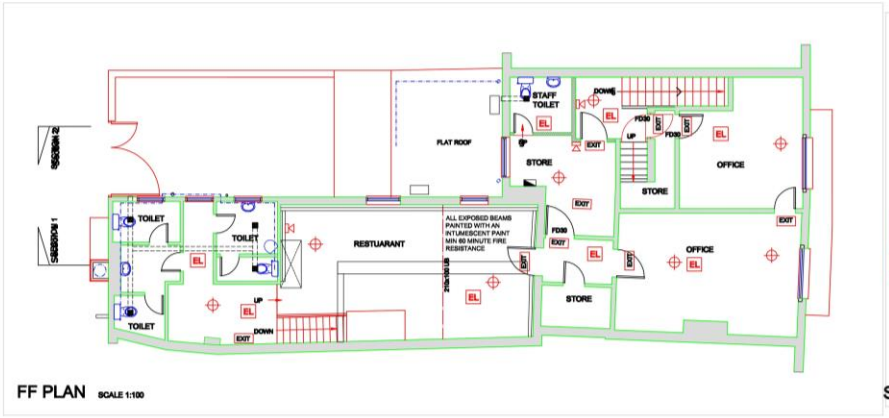
Legal Costs

Each party will be responsible for their own legal costs associated with this transaction

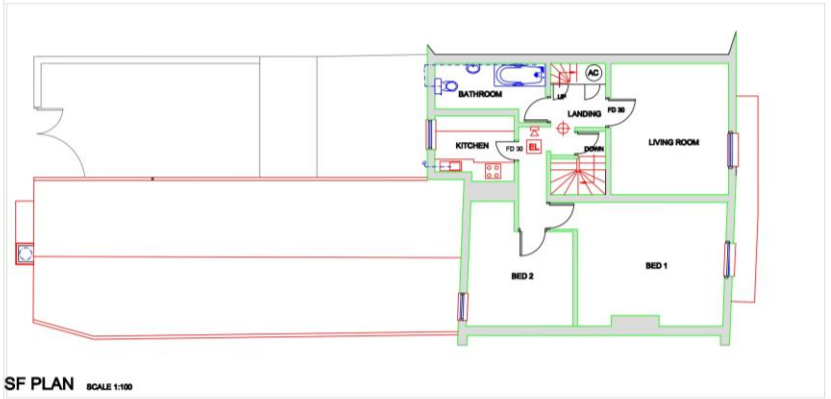




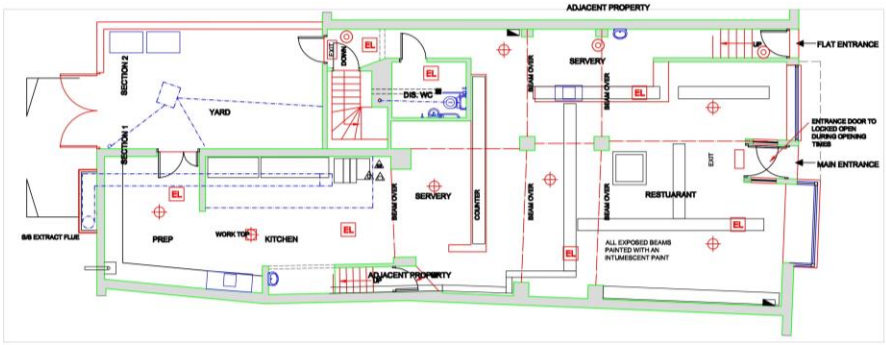




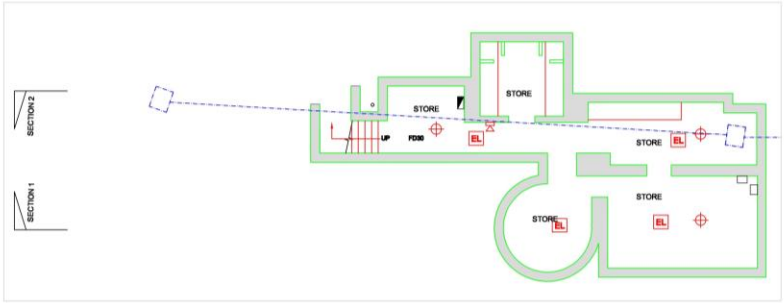
FF PLAN SCALE 1:100



SF PLAN SCALE 1:100



GROUND FLOOR PLAN SCALE 1:100



BASEMENT PLAN SCALE 1:100

Floor Areas

Ground Floor: 1,402 sq.ft (130.02 sq.m)

First Floor: 896 sq.ft (83.29 sq.m)

Second Floor: 831 sq.ft (77.21 sq.m)

Basement: 398 sq.ft (36.98 sq.m)

Total: 3,527 sq.ft (327.67 sq.m)

NORTH

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For viewing arrangements, contact:

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RICS