

Lobster Cafe
11 Old Square
Warwick
CV34 4RA

ehB
Reeves



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Interested in
this property?

Contact

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To Let

Warwick Town Centre Restaurant Premises

- A3 Premises in Warwick Town Centre
- Great Potential for alternative Restaurant/A5 Uses
- Trade Fixtures and Fittings For Sale, Offers Invited
- Passing Rent Only £6,260 p.a (excl)
- 100% Small Business Rate Relief Available Subject to Status
- Available Now Subject to Legal Formalities

Location

The Lobster Café is located at 11 Old Square, Warwick, situated in the very centre of the County town. A very attractive location in an area well known for good quality restaurants and bars, retail units and within 50m of the impressive St Marys Church in the heart of Warwick. There is on street car parking immediately opposite the property and on many of the adjacent road with a number of local authority surface car parks also being situated within a close walk.

Description & Accommodation

The Lobster Café comprises a small restaurant, situated in a period building with lots of charm. The accommodation on offer comprises the ground floor which provides restaurant accommodation with an open plan kitchen and preparation area leading to a small rear lobby and WC facility.

11 Old Square has a period glazed frontage.

The accommodation in greater detail comprises:-

Restaurant Internal Width 3m

Restaurant and Kitchen overall depth 6.5m

Total internal floor area 19.5 sq.m. (210 sq.ft.)

Rear Lobby 1.92m x 1.04m = 1.94 sq.m. (21 sq.ft.).

This cosy restaurant is fitted with a laminate floor, plastered walls and a high ceiling of 3.16m. To the rear of the restaurant area is the kitchen and preparation area which is fitted with a range of base units and worktops, and is fitted with a gas fired four burner hob and oven with additional equipment comprising two fridge units and one freezer unit, Panasonic microwave, till, Arden coffee machine, coffee grinder and various other fixtures and fittings. The kitchen is serviced by an extraction unit.

The restaurant currently accommodates up to

ten covers. The premises are deemed suitable for alternative uses including A5 (takeaways).

Services

All mains services are connected to the demise.

Planning and EPC

A3 (Restaurant). D85

Tenure

The property is offered by way of a lease assignment with approximately 7 years remaining. The lease is drawn on internal repairing and insuring terms.

Rent

£6,260 per annum (exclusive).

Rates

The rateable value for the current year is £4,050. Subject to the ratepayer's status the ratepayer will benefit from 100% small business rate relief.

Fixtures & Fittings

Offers are invited for the current tenant's business fixtures and fittings (excluding wall ornaments and ornamental light fittings).

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment through the sole letting agents ehB Reeves 01926 888181.

