



est. 1843  
**Loveitts**  
COMMERCIAL  
FIRST FLOOR OFFICES  
72.65 SQ.M. (782 SQ.FT.)  
**UNDER OFFER**

**BLUE NOTE BAR**

**K. A. BARBER**

Smith Street, Warwick, CV34 4HU

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT

£14,000 Per  
Annum

- Ground Floor Bar
- Close To Commercial Heart Of Town
- Available For Viewing Via Appointment
- Rent £14,000 per annum
- 48.58 sq.m. (521 sq.ft.)

### Property Description

Situated in the heart of Warwick, this stylish ground-floor bar offers an exceptional space for both casual and upscale experiences. With a prime location on a busy street with car parks located within close proximity, it attracts foot traffic and provides easy access for both locals and visitors. The contemporary design features a mix of industrial and cosy elements, making it perfect for a variety of events, from after-work drinks to weekend celebrations.

### Location

These premises are prominently located at the south-eastern end of historic Smith Street (A425), which is a picturesque one-way street close to the commercial heart of Warwick and comprising many Listed Buildings with a number of independent retailers and restaurants, etc. Smith Street is understood to be the oldest shopping street in Warwick, benefitting from short stay on-street pay-and-display parking. There are also a number of nearby public car parking facilities including Priory Road surfaced car park. Warwick's mediaeval Castle is also nearby as are St Nicholas Park, St. John's House Museum and the Railway Station, etc with the A46 dual carriageway approx. 2 miles distant and the M40 also readily accessible.

### Rates

The property is included in the April 223 Rating List with a Rateable Value of £8,500. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

### VAT

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

### Legal Costs

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

### Lease Comments

The Landlord is open to terms but would prefer a lease length of six years with a three year break.

### Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice



# Plan