

NEW LEASE OPPORTUNITY / FREEHOLD SALE  
FULLY FITTED RESTAURANT UNIT AVAILABLE

# 16-18 High Street, Warwick

CV34 4AP



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

The subject property is located in the centre of Warwick on the High Street, the main road passing through the town. The unit is situated close to the junction with Swan St, which is the prime retailing pitch in the town.

Other occupiers in the vicinity include **Gigging Squid, Coffee#1, Holland & Barrett**, and **Warwick Arms Hotel**.

## Key Highlights

- Fully fitted restaurant opportunity (Class E) with potential for alternative use such as gym, leisure or retail
- Prominent double fronted unit on to Warwick High Street.
- Prime location in the centre of Warwick, close to Gigging Squid, Coffee #1 and The Warwick Arms Hotel
- Freehold sale also considered



## Accommodation

The unit benefits from a prominent glazed frontage. The premises are arranged over 4 levels to provide the following approximate areas (splits will be considered):

Ground Floor :	4,228 sq ft	392.79 sq m
Basement :	1,056 sq ft	98.11 sq m
First Floor :	1,065 sq ft	99 sq m
Second Floor :	1,065 sq ft	99 sq m
<b>Total:</b>	<b>7,474 sq ft</b>	<b>688.90 sq m</b>

## Viewing & further information

Further information & viewing upon request. Viewing strictly via appointed agents only:

**Jess Hill**

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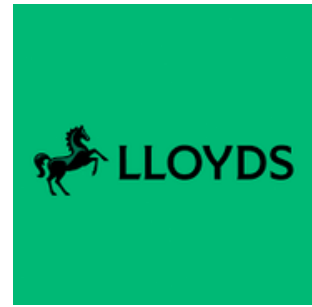
**Andrew Thompson**

AMT  
01527 821 111



## Rent / Freehold Price

Available upon application.



## Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Rates

Rateable Value (2025/26)	£54,000
UBR:	£0.555



Parties are advised to make their own enquiries with the local authority.

## EPC

A valid EPC for this property can be made available upon request.



## Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.



## Legal Costs


Each party to be responsible for their own legal and professional costs incurred in this transaction.

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