



Warwick Arms

To Let

Rental Offers in the Region of **£67,500 p.a.**

Warwick Arms, 2 Warwick Street, Norwich, Norfolk, NR2 3LD

AT A GLANCE

- Golden Triangle freehouse
- Prominent corner position
- Outside seating for circa. 80+ covers
- 1st floor function room circa 40/50 covers
- Nil Premium
- New 'free of tie' lease available
- South-west of Norwich City Centre
- Ground floor circa 60 covers
- No accommodation

Viewing And Further Information

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PROPERTY

The Warwick Street Social (previously Warwick Arms) is a well fitted detached freehold property on a prominent corner position to the south west of Norwich City centre.

The ground floor provides a largely open plan contemporary trade area with central bar servery, presented in excellent condition.

To the front is the main bar area along with side seating with space for 40 covers. To the right hand side is a separate bar area with darts board and space for an additional 20 covers.

The building benefits from exposed brickwork and wooden flooring throughout and is particularly light given its triple aspect position.

Serviced by customer WC's to the rear, basement cellar and ample storage areas.

The 1st floor, accessed internally, provides an additional trade area used for private functions and overspill at busy trading times, with space for 60+ covers. Adjoining this is the commercial trade kitchen with pizza oven.

Externally the property benefits from a large rear patio garden with covered smoking shelter (80 covers) along with front grassed garden. Both accessed from the front and rear pub entrances.

PLANNING

The local authority is [Norwich City Council](#)

The property is not listed and does not fall within a conservation area.

MEASUREMENTS

The area of the site is 0.204 acres and the ground floor footprint (GEA) of the public house, extends to 202m² (2,173 ft²).

Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

The Fixtures & Fittings at the premises remain under the ownership of the outgoing tenant and may be available by separate negotiation.



THE BUSINESS

The business is currently open and trading and provides a fresh opportunity for a bar, pub or restaurant operator to take on a new free of tie lease in an excellent location.

RATES & CHARGES

Rateable Value : £44,500 from 1st April 2023.

TENURE

The property is available by way of a new, 20-year 'free of tie' lease with an initial rent of £67,500 per annum, exclusive of VAT. There is no premium payable for the benefit of the new lease.

The new lease will be on a Full Repairing and Insuring basis with Annual RPI increases (min 2.5% / max 5%) and 5th year open market rent reviews.

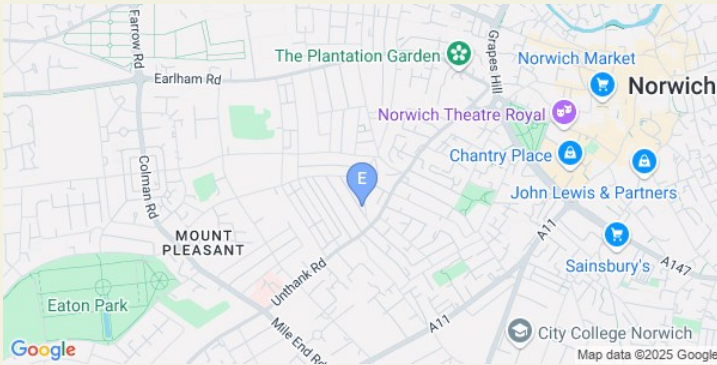
Ingoing rental incentives may be offered, subject to the tenant's assessed covenant strength and overall business plan.

Applicants must have sufficient capital available to cover 3 months' rent, along with building insurance, standard £1,750 legal fees contribution and working capital. Proof of funding and a business plan will be required, along with a deposit equivalent to 6 months rent + VAT.

PREMIUM

Nil Premium.





LOCATION

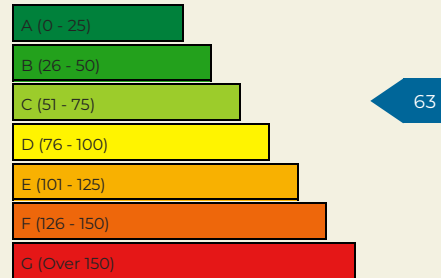
Warwick Street Social is located on a prominent corner site in the South Western suburbs of Norwich. The population of Norwich City as estimated by the 2021 census is 144,000.

The Golden Triangle is within walking distance of the city centre and also close to the University of East Anglia. The area has good bus routes across Norwich.

Many people choose to live in The Golden Triangle because of the variety of shops on Unthank Road and nearby streets, including supermarket express stores, restaurants, pubs, and fast food outlets.



EPC



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