

Under Offer

Retail Property (High Street)



Unit 8 Millar Court

Millar Court, 43 Station Road, Kenilworth CV8 1JD

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

📦 400 Sq Ft
£ £6,500 Per Annum

Key Features

- Prime location
- Waitrose Carpark next door with 3 hours free parking
- Class E
- Business Rates Exempt
- LED Lights
- 5.5m Shopfrontage
- W/C & Kitchen



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Location

The retail unit is located on Station Road Kenilworth immediately opposite Abbey Medical Centre and Abbey End Car Park. Station Road is within walking distance of the Kenilworth town centre high street with access to all amenities. Kenilworth provides easy access to the A46 with Junction 15 of the M40 only 8 miles away. Both Warwick and Leamington train stations are 6 miles away and Coventry station only 5 miles away.

Description

The retail unit benefits from LED lighting, single-phase electricity and a large shop front of 5.5m. The unit is split with W/C's, and a kitchen on the left hand side and retail space to the right. There is no parking allocated with this building.

Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

EPC

EPC D98
<https://find-energy-certificate.service.gov.uk/energy-certificate/5860-8304-2258-9616-9407>

VAT

This property is registered for VAT (Value Added Tax).

**Unit 8 Millar Court, Millar Court, 43 Station Road,
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With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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