

ehB Reeves
commercial property experts

To Let – Class E

Prime Retail Pitch in Kenilworth

683 sq.ft (63 sq.m)

13 Warwick Road, Kenilworth, Warwickshire, CV8 1HD

Accommodation

The property comprises a ground and first floor retail premises, providing excellent retail accommodation at ground floor with WC kitchenette, and storage/meeting/treatment rooms. The first floor benefits from a spacious room within the pitched roof with carpeted flooring, fluorescent lights.

There is a rear breakout/yard which is suitable for an outside staff or seating area.

Suitable for uses under Class E: retail, office, beauty, hair salon or barbershop.

The accommodation in greater detail comprises the following:

Ground Floor Retail Space: 249 sq.ft (23.16 sq.m)

Ground Floor Rear Meeting/Store Rooms: 231 sq.ft (21.43 sq.m)

Ground Floor WC

First Floor: 203 sq.ft (18.84 sq.m)

Total Area: 683 sq.ft (63.43 sq.m)

Location

The property is located in the centre of Kenilworth, within the Prime shopping location on Warwick Road, the principal thoroughfare through Kenilworth's town centre. The property is situated very close by to the Talisman Square shopping centre which feeds through to Waitrose Supermarket.

To the rear of the property is the Abbey End car park, a large surface pay and display.

Occupiers in the immediate vicinity include: Costa Coffee, Greggs, Iceland and Robert Dyas to name a few.

SAT NAV: CV8 1HD ///







Tenure

Available on a new lease for a term to be agreed.

Services

Mains gas, electricity, water and drainage are connected to the property.

EPC D 87

Planning

Class E

Rent

Rent on Application.

The property is not VAT elected.



Rates

The rateable value for the current year is £10,250. The property qualifies for 100% small business rates relief (subject to the status of the rates payer).

Legal Costs

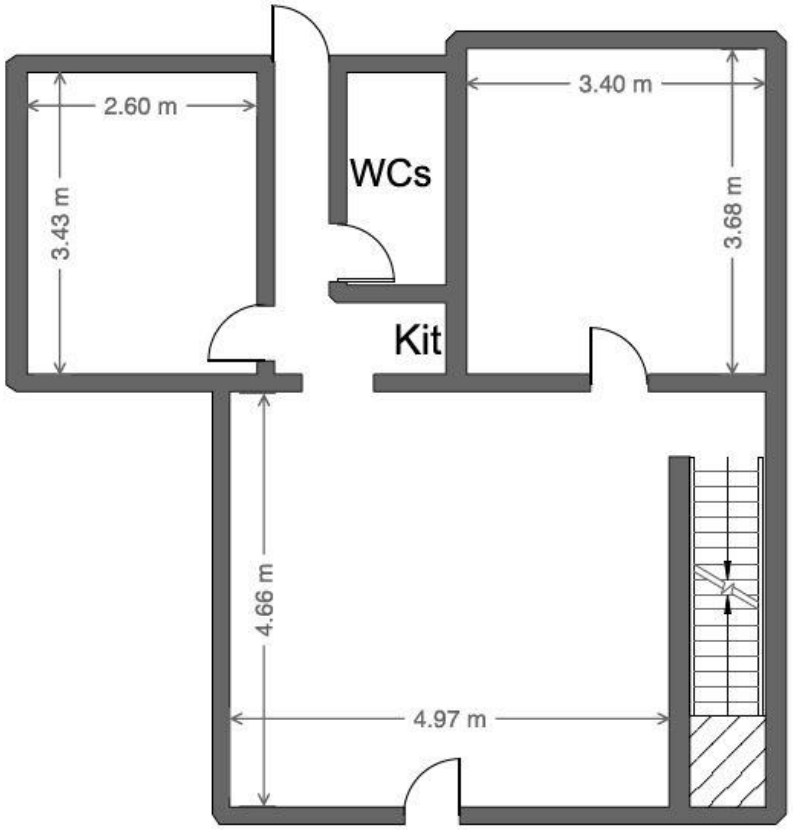
Each party will be responsible for their own legal costs associated with this transaction



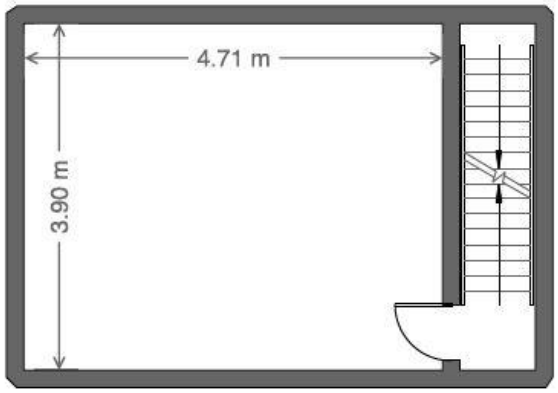








Ground Floor: 480 sq.ft



First Floor: 203 sq.ft

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For viewing arrangements, contact:

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