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VIEW ONLINE

PRIME MIXED-USE INVESTMENT




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## 4 PARK ROAD, KENILWORTH, CV8 2GF

For Sale: Offers in the region of £525,000 2,000 sq ft (185.81 sq m)

## Description

A well-presented mixed-use investment comprising two ground floor retail units, two self-contained flats above, and additional basement storage. The property also benefits from a garage and off-street parking, providing a versatile and income-generating freehold opportunity. Fully let and producing £39,480 per annum, this asset offers stable returns in a popular location.

## Summary

- Freehold investment opportunity
- Fully let at £39,480 per annum
- Rear parking Included
- Future residential development potential
- Strong mixed-use location
- Two self-contained flats above
- Two ground floor retail units





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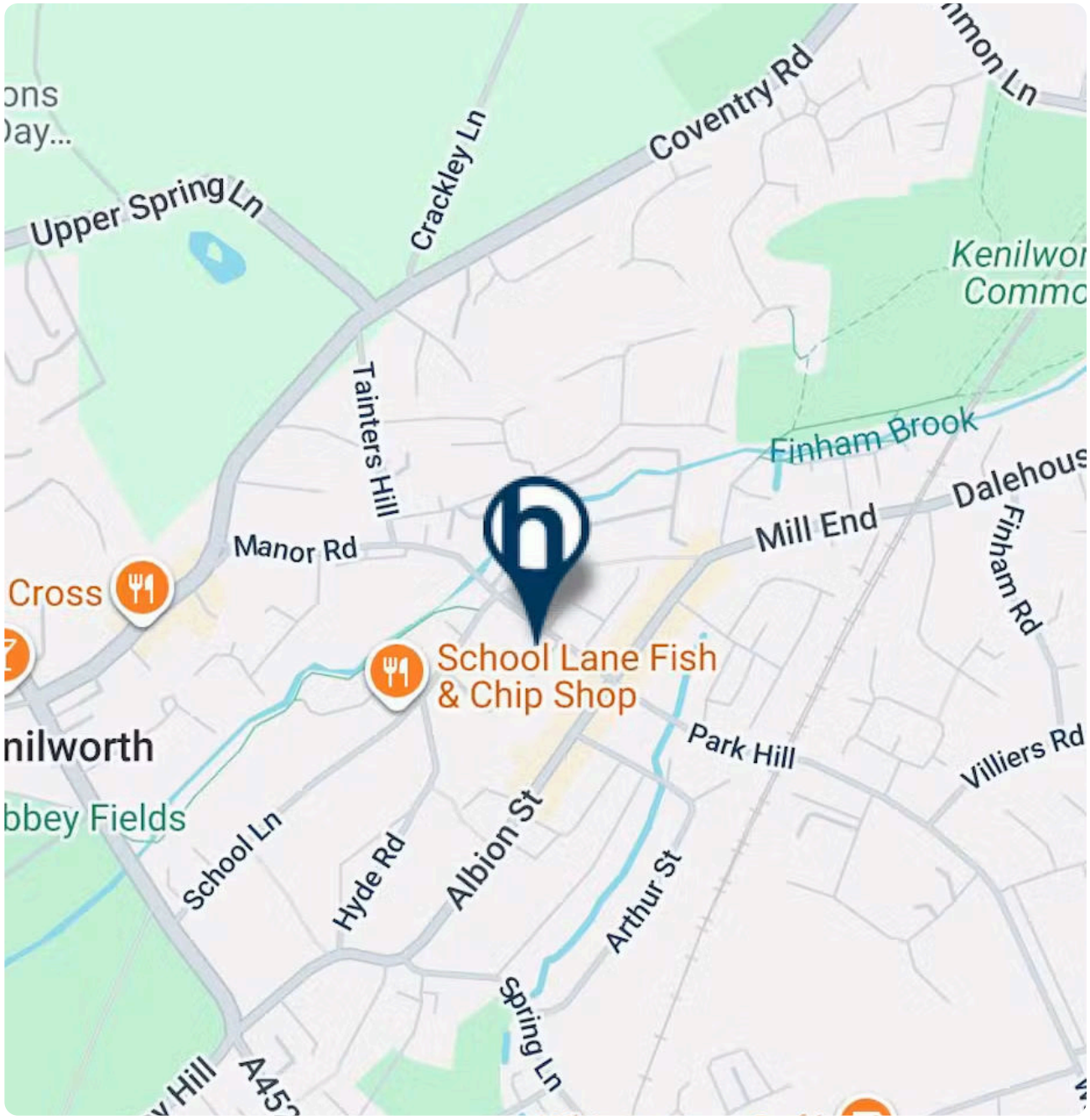
## Location

The property is situated on Park Road in a well-established mixed-use area, benefiting from local amenities and strong transport links. The position provides convenient access to the town centre and surrounding residential catchment, making it attractive to both retail and residential occupiers.

4 Park Road is 0.7 miles from Kenilworth train station and is close to M40,M6 and A46.

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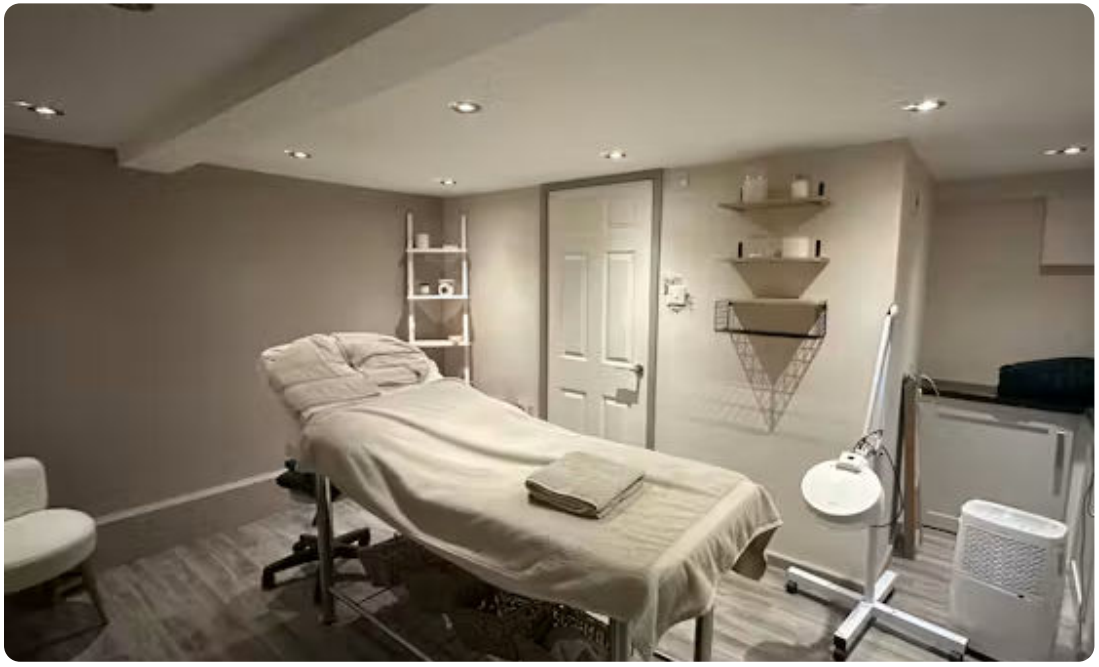
## GALLERY









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# FLOOR PLAN.JPEG




Total area: approx. 248.3 sq. metres (2673.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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## ACCOMMODATION

| NAME | SQ FT | SQ M |
|---|---|---|
| Unit - Hairdressers | 438 | 40.69 |
| Unit - Barbers | 460 | 42.74 |
| Basement | 131 | 12.17 |
| 1st - Floor - Apartment 1 | 573 | 53.23 |
| 1st - Floor - Apartment 2 | 398 | 36.98 |
| **Total** | **2,000** | **185.81** |

## TERMS

The freehold interest is available for sale at a guide price of £525,000, reflecting a fully let income of £39,480 per annum.

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

## CONTACT




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