

# To Let [might sell]

Retail

[subject to gaining vacant possession]

## 34 – 40 Warwick Road

Kenilworth, Warwickshire, CV8 IHE



- Rare opportunity to acquire substantial town centre retail premises
- 429.85 sqm / 4627 sqft approx
- Flexible lease terms available – May sell
- Kenilworth's renaissance continues – town footfall is up
- New retailers in town include Waitrose / WH Smith / Costa / Dyas / Wilkinsons plus many new Independent traders
- Town retail vacancy rates substantially below national average

**Location** - Kenilworth is located approx 5 miles north of Leamington & Warwick. With a population of circa 25,000 the town has an excellent location with easy access to the motorway network [M6 via Jct 4 at Coleshill, M40 via Jct 15 at Warwick], rail services at Coventry, Warwick Parkway, Birmingham International and Birmingham International Airport. The unit is located just across Warwick Road from Talisman the main shopping centre within the town which is part way through a major refurbishment by the owners. A Waitrose food store opened within the scheme in 2008/9. The subject property is shown coloured red on the Goad plan extract opposite.

**Description** – The property offers ground floor retail with offices on 2 floors above. The ground floor is currently occupied by Peacocks [in Administration] and is as a consequence likely to be available from the landlord either to let or on a virtual freehold basis. The proposal is for the upper parts to be extended and converted to residential use. The Whole property may be available for sale – further details are available from the Sole Agent.

**Accommodation** – Ground floor – frontage 13.7m / 45 feet, Sales 429.85sqm / 4,627sqft and Sales ITZA of 166.94sqm / 1,797sqft approx. [calculated in accordance with the RICS Code of Measuring Practice]. The upper parts which are separately accessed are currently in office use and extend to approx 645.2sqm / 6,945 sqft. Part of the first floor is let and further details are available upon application.

**Tenure** - The retail unit is available to let on a flexible lease or for sale on a virtual freehold basis – 125years at a nominal ground rent to be agreed subject to gaining vacant possession.

**Rent [excl]** – Upon application - to be payable quarterly in advance by banker's standing order.

**Purchase Price** – upon application.

**Timing** – the unit is available subject to gaining vacant possession.

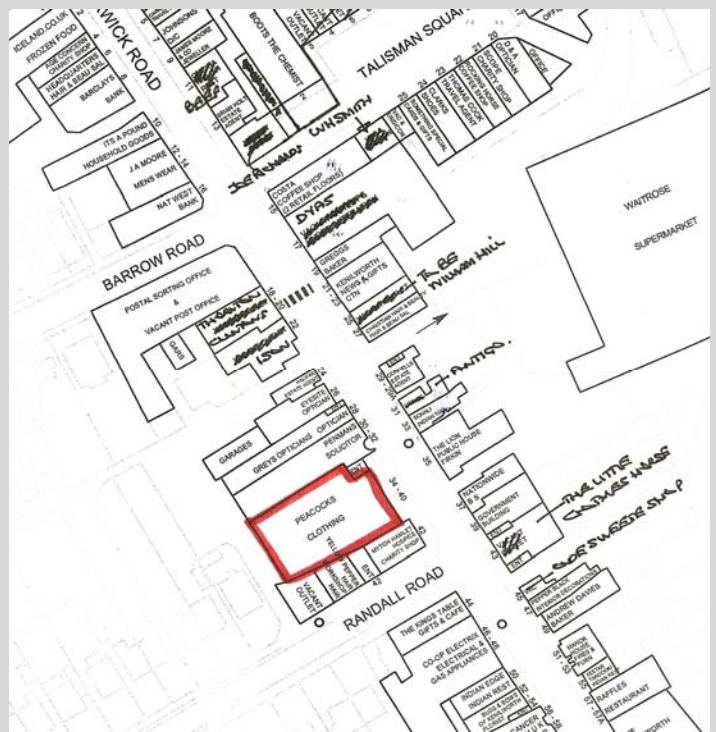
**Business Rates** - The VOA www lists 36 Warwick Road the ground floor retail unit as "Shop & premises" with a rateable value of £49,000 from the 1<sup>st</sup> April, 2010.

**Services** - None of the services in the property have been tested and an ingoing occupier must satisfy themselves as to the suitability for their own purposes. No warranty is given in this regard.

**EPC** – An EPC will be available to a purchaser or ingoing occupier.

**Legal costs** – The incoming occupier is to be responsible to the landlord's reasonable legal costs. On a sale each party to be responsible for their own costs.

**VAT** – Rents and prices are quoted exclusive of VAT.



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For further information & viewing contact –

Charles Smith BSc FRICS  
 Boston Fieldgate  
 45 Fieldgate Lane, Kenilworth, CV8 1BT  
 T + 44 [0]1926 852199  
 E info@bostonfieldgate.com  
 or visit www.bostonfieldgate.com  
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