

SHOP TO LET

74 Whitemoor Road,
Kenilworth, CV8 2BP



LOCATION

Kenilworth is an affluent market town in Warwickshire. Located five miles from Warwick and Royal Leamington Spa, and six miles South of Coventry.

DESCRIPTION

The property is a ground floor lock up shop situated in a parade of 5 retail units fronting Whitemoor Road. Nearby occupiers include - **Simply Fresh, Chip Shop, Hairdressers and Butchers**. The unit benefits from limited car parking to the front of the store.

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Internal Width:	7.20m	23' 6"
Shop Depth:	10.99m	36' 1"
Ground Floor Sales:	66.88m²	720 sq ft

TENURE

The property is available by way of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent reviews.

EPC

Energy Performance Asset Rating of the premises currently falls within category B (36).

A copy of the Energy Performance Certificate can be made available upon request.

RENT

£16,000 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE	£5,200
(2017 Assessment)	

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

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