SHOP TO LET

Unit 53 Abbey Road, Kenilworth, CV8 1QJ

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 unit is located in a parade of shops fronting Abbey End. Nearby retailers include **Almanack Bar & Restaurant, Oxfam, Subway**, and other strong independent retailers. The unit benefits from a rear dedicated service bay with pay and display car parking.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor Sales:	**91.50m²**	**985 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 D (95).

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

RENT

£25,000 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 (2017 Assessment) **£15,000**

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

CREATIVE RETAIL
PROPERTY CONSULTANTS

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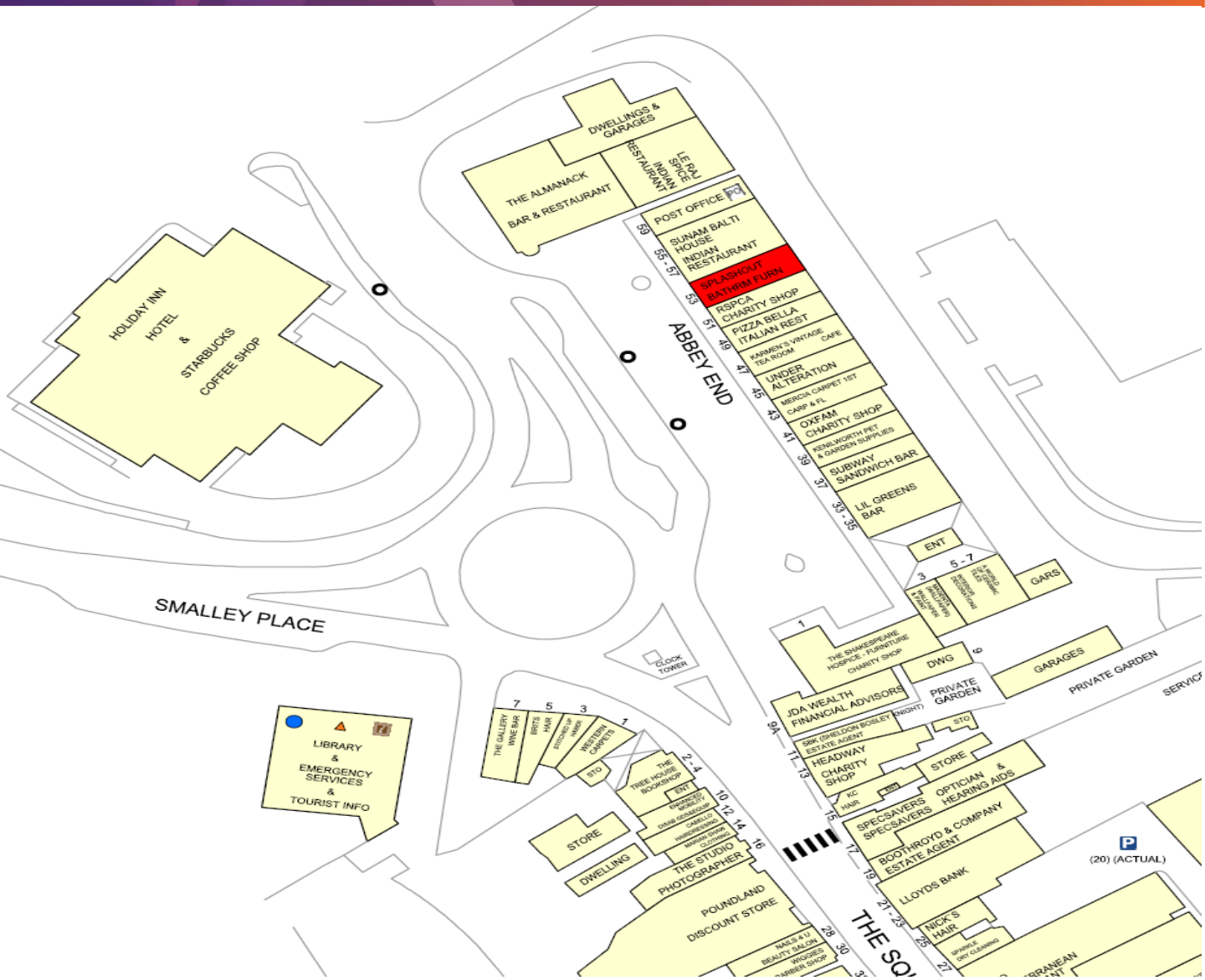

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For more information, please contact:

Ed Purcell
Tel: 0121 400 0407
Email: ed@creative-retail.co.uk