

SHOP TO LET/MAY SELL

51 Abbey End,
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: 89.47 m² 963 sq ft

TENURE

The property is available by way of a new fully repairing and insuring lease to be agreed.

EPC

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

SERVICE CHARGE

There is an annual service charge of **£495**.

RENT

£24,500 per annum exclusive of rates, service charge and VAT.

FREEHOLD VALUE

Offers above - **£350,000**.

RATEABLE VALUE

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

RATEABLE VALUE £15,750
(2023 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

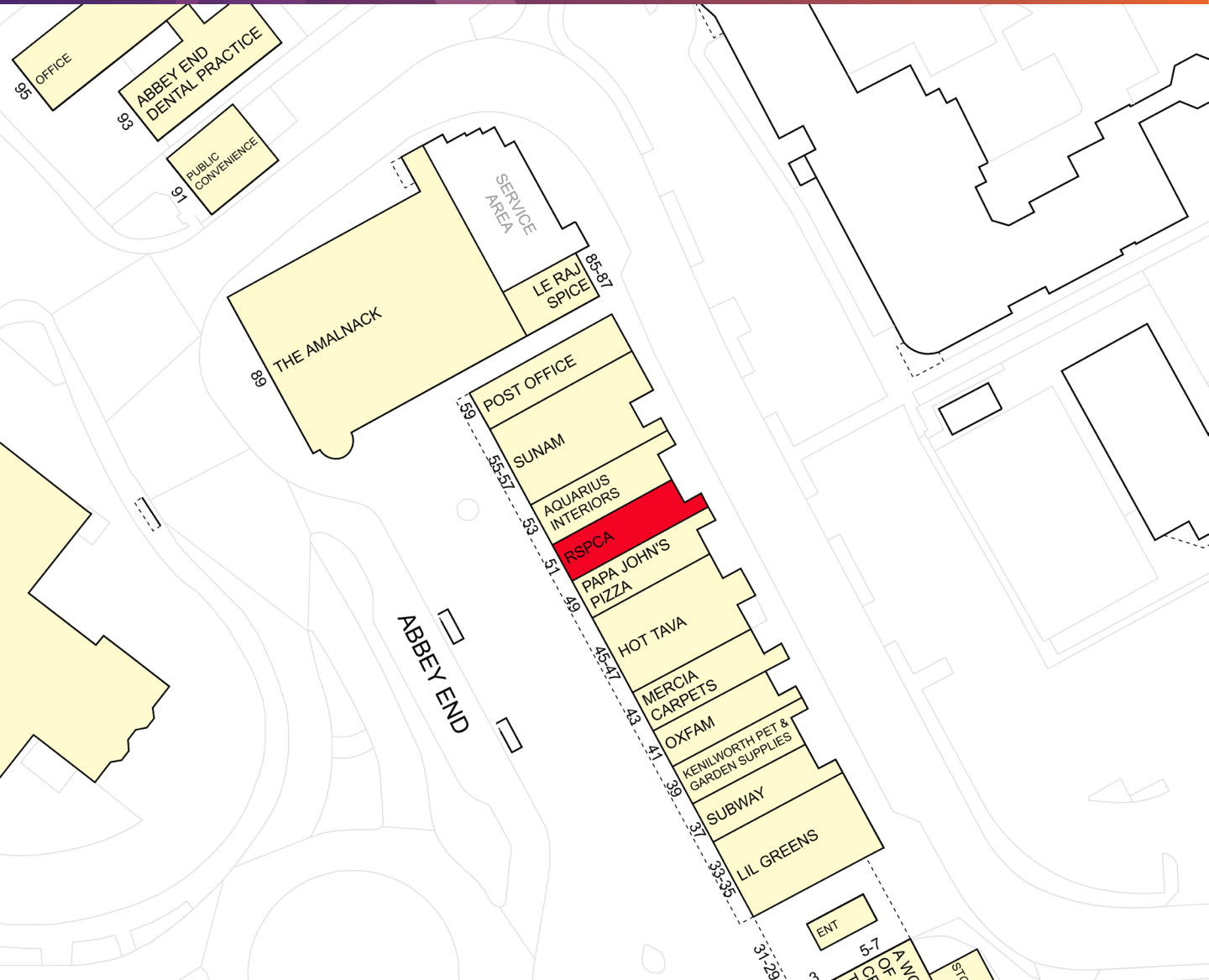
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**


CREATIVE RETAIL
PROPERTY CONSULTANTS

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For more information, please contact:

George Xydias
Tel: 0121 400 0407
Mob: 07956 014510

Email: george@creative-retail.co.uk

Ed Purcell
Tel: 0121 400 0407
Mob: 07793 808974

Email: ed@creative-retail.co.uk