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59-63 Warwick Road  
CV8 1HN

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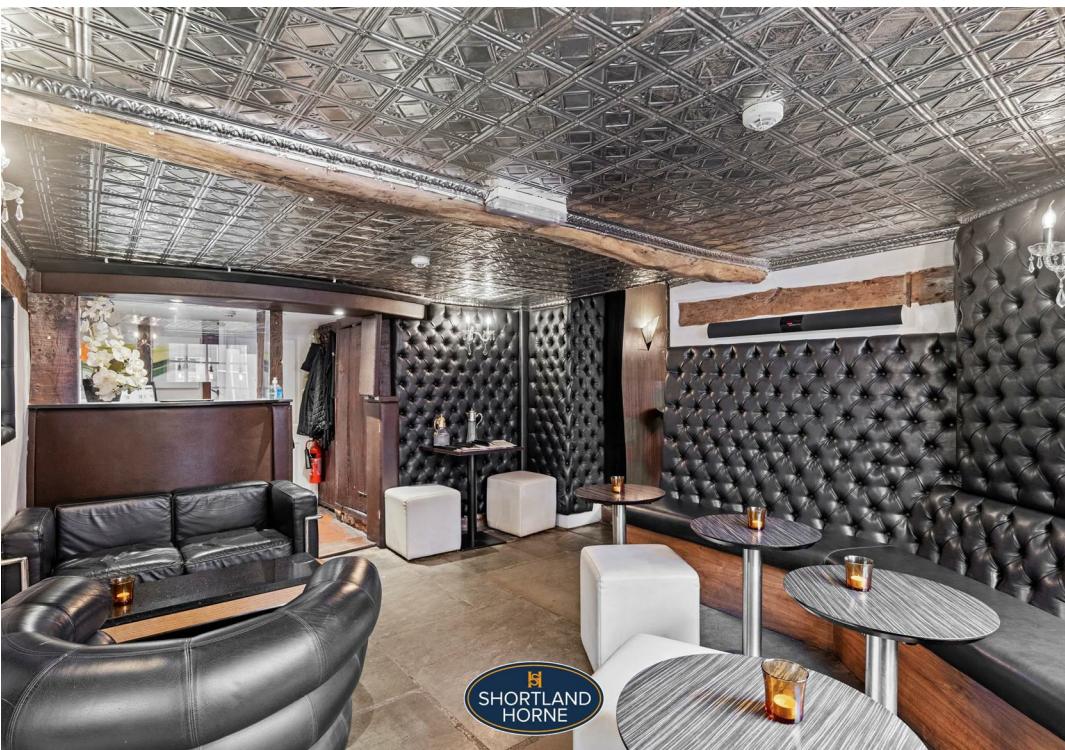
A superb opportunity to purchase this 16th century property that was previously the renowned cocktail bar 'The Kenilworth' and boutique bed and breakfast accommodation. This 16th century property is a real gem located in Kenilworth Town Centre on Warwick Road. Boasting six beautifully fitted rooms with ensuites . The owner also has accommodation which could Potentially create another two bedroom suite. There is adequate parking to the rear and great garden space for entertaining.

The Grade II listed accommodation is flexible with plenty of character throughout. The building is adaptable to a number of uses and has the potential to be further enhanced with a strong reputation with award winning cocktail bartenders. The Kenilworth is made up of three 16th century cottages which stand out in the town. With a contemporary yet cosy ambience the cocktail bar is warm and inviting and its ability to deliver time and time again is well known throughout the area.

This property is perfect for investment. Viewing is highly recommended as it is such a unique opportunity to buy substantial property in Kenilworth Town Centre.

There are also parking spaces available for the property.









## Dimensions

Hallway	Ensuite
	2.06m x 2.06m
Seating Area	Bedroom Five
4.85m x 3.63m	2.79m x 3.76m
Seating Area	Ensuite
5.59m x 4.98m	2.29m x 1.93m
Bar	Bedroom Eight
	5.13m x 3.38m
Hallway	WC
	Landing
WC	Living Room
	4.70m x 3.73m
Plant Room	Bar Area
	4.70m x 3.58m
Seating Area	Bedroom
4.70m max x 3.51m	4.04m x 3.66m
Seating Area	Bathroom
4.70m max x 3.51m	2.67m x 2.34m
Office	Kitchen Area
	Bedroom One
	4.09m x 4.67m
Bedroom Six	Bedroom Two
3.86m x 2.24m	4.70m x 3.63m
Ensuite	Ensuite
2.90m x 1.83m	
Bedroom Four	
2.90m x 3.61m	



TOTAL FLOOR AREA : 3417 sq.ft. (317.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

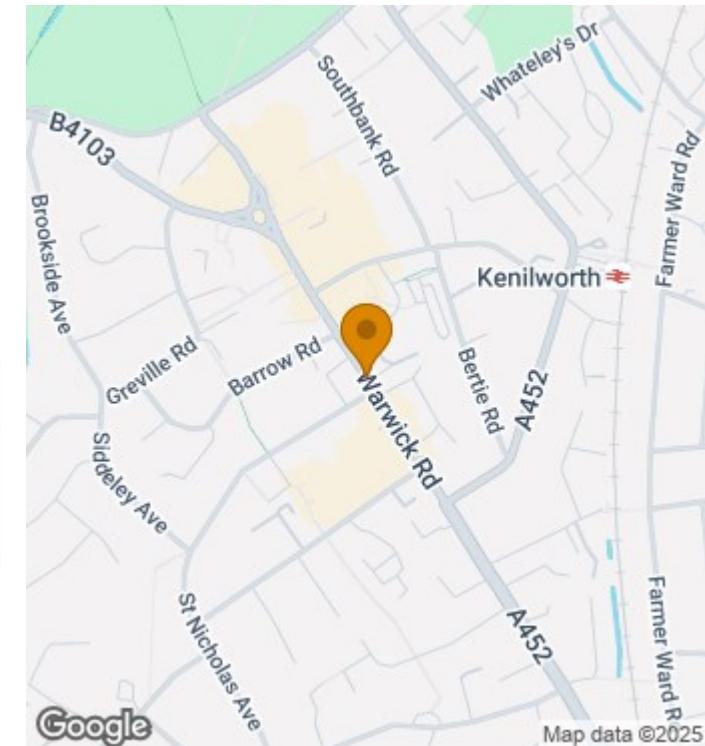
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## Location Map



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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