

7/9, The Square, Kenilworth,  
Warwickshire, CV8 1EF

## FOR SALE

### Freehold Investment comprising Lock-Up Retail Unit and Self Contained One Bedroom Flat

- Present Income £21,100 per annum (shop £13,000 p.a. Flat £8,100 p.a.)
  - Retail Unit 653 sq.ft. (60.66 sq.m.) Net Internal Floor Area
    - Flat 658 sq.ft. (61.1 sq.m.) Gross Internal Floor Area
      - Rear Yard

Guide Price £325,000



## KENILWORTH

is a prosperous market town seven miles to the south-west of Coventry and four miles north of Warwick. 7 and 9 The Square are situated at the northern end of Warwick Road, being the main shopping street and therefore one of the principal retail locations in the town.

## DESCRIPTION

The property comprises a lock-up shop presently occupied as an Estate Agency, together with self-contained one bedroom flat above.

## ACCOMMODATION

### LOCK-UP SHOP

Internal Frontage 12'4" with fully glazed window to the front Open Plan Sales Area with tiled floor to the front and carpet tiles to the rear. Store room to the rear, kitchen and separate wc. Access to rear enclosed courtyard.

Retail Area 519 sq.ft. (48.21 sq.m.)

Rear Store 115 sq.ft. (10.68 sq.m.)

Kitchen 65 sq.ft. (6.03 sq.m.)

Total Net Internal Area 653 sq.ft. (60.66 sq.m.)

(N.B. The floor plan depicts gross internal floor area)

### SELF-CONTAINED FLAT

Accessed via the side passageway (within the ownership of the property)

### SEPARATE ENTRANCE

with small ground floor lobby housing Vaillant gas fired

central heating boiler. Stairs rising to first floor accommodation, which benefits from double glazed windows throughout with glazed patio door to the rear first floor patio terrace.

### LIVING ROOM

with electric fire and surround.

### KITCHEN

having a range of modern base and wall cupboard units to two walls incorporating sink and drainer, Philips gas oven and four ring hob. In addition, the sale will include integrated Whirlpool fridge and freezer, together with freestanding Hoover dryer and separate washing machine.

### BEDROOM

with fitted wardrobes to either side of the double bed, together with additional large walk in wardrobe.

### BATHROOM

with a modern bathroom suite comprising bath with shower over, side screen, low flush wc and wash hand basin unit with cupboards below.

The total gross internal floor area of the flat is 658 sq.ft. (61.1 sq.m.)

### TERMS

The property is to be sold Freehold, subject to the occupational tenancies in respect of the shop and first floor flat.

The retail unit is currently let to Knight and Rennie Estate Agents Ltd for a term of ten years from the 1st December 2015 at an annual rent of £13,000 per annum. The lease is on internal repairing and insuring terms with the tenant being responsible for a proportion of the insurance premium for the whole building.

The flat is presently let on an Assured Shorthold Tenancy for a term of twelve months from the 8th November 2021 at a rental of £675 per calendar month and a deposit of £750.

### RATEABLE VALUE/COUNCIL TAX

The rateable value for the shop premises is currently £9,700. The flat is understood to lie in Band C for Council Tax (Warwick District Council).

### VAT

All prices and rents are quoted exclusive of VAT, which may be payable in addition. The vendor has not presently elected to charge VAT in respect of the sale.

### EPC

The current EPC rating for the shop unit is TBC. The current EPC rating for the flat is D. Full copies of the Energy Performance Certificates are available upon request.

### VIEWING

Strictly by appointment with the Sole Selling Agents:

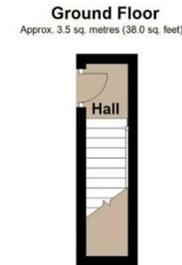
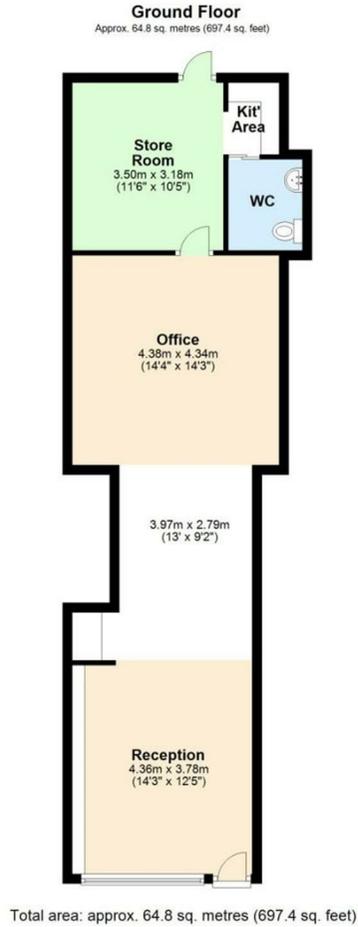
Peter Clarke & Co

01926 429400 or 01789 207125

## DISCLAIMER

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co LLP has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract

**Indicative Layout Plan – For Identification only. Not to Scale. Accuracy not guaranteed.**



**DISCLAIMER**

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co LLP has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract



**DISCLAIMER**

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co LLP has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract