



Warwick Road, Kenilworth, CV8 1HN

£18,000 Per
Annum

- Central Location
- Suitable For A Variety Of Uses
- Net Internal Area 128.89m² (1,387ft²)
- EPC 68 C

Retail premises largely open-plan, suitable for a variety of retail or hospitality uses.

Property Description

The property comprises a ground floor commercial unit with a total area extending to approximately 128.89m² (1,387 ft²), of which circa 101.65 m² (1,094 ft²) is designated as the primary sales or customer-facing area. The premises are currently configured as a café/restaurant and benefit from a prominent and expansive glazed shop frontage onto Warwick Road, providing excellent visibility and natural light. Internally, the accommodation is largely open-plan, suitable for a variety of retail or hospitality uses, subject to the necessary consents. Ancillary accommodation includes preparation and storage areas to the rear. The property is connected to a single-phase electricity supply, with no gas currently available on site. The unit is presented in a condition suitable for continued hospitality use or potential reconfiguration to alternative commercial uses, depending on occupier requirements.

Location

Warwick Road in Kenilworth serves as the town's primary commercial thoroughfare, offering a vibrant mix of independent shops, national retailers, cafés, restaurants, and professional services. Its central location ensures strong footfall from both local residents and visitors, supported by nearby public transport links and ample parking. The area benefits from a well-established retail presence alongside a growing hospitality and service sector, making it a sought-after location for a wide range of commercial uses within a characterful and affluent Warwickshire setting.

Rates

Business Rates: £14,250 Qualifying businesses with a rateable value of up to £12,000 currently receive 100% relief. This relief will decrease on a sliding

scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier.

VAT

The landlords are not currently VAT registered and have not elected to apply VAT to the rent.

Lease Comments

It is understood that electric, water and foul water drainage are connected to the property. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

Legal Costs

Each party will be responsible for their own legal costs associated with the preparation of the lease

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice



Plan