

LOCK UP SHOP TO LET

Unit 3, 42 Warwick Road,
Kenilworth, CV8 1HE



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 property fronts Randall Road within Kenilworth Town Centre. Nearby occupiers include **Myton Hospice, Peacocks, Pepper Black, Nationwide, Co-Operative Funeral Care.**

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Internal Width:	8.29m	27'2"
Shop Depth:	8.90m	29'2"
Ground Floor Frontage:	8.48m	27'10"
Ground Floor Sales:	73.76m²	794 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 (87).

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

RENT

£10,000 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 **£13,250**
(2017 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.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

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

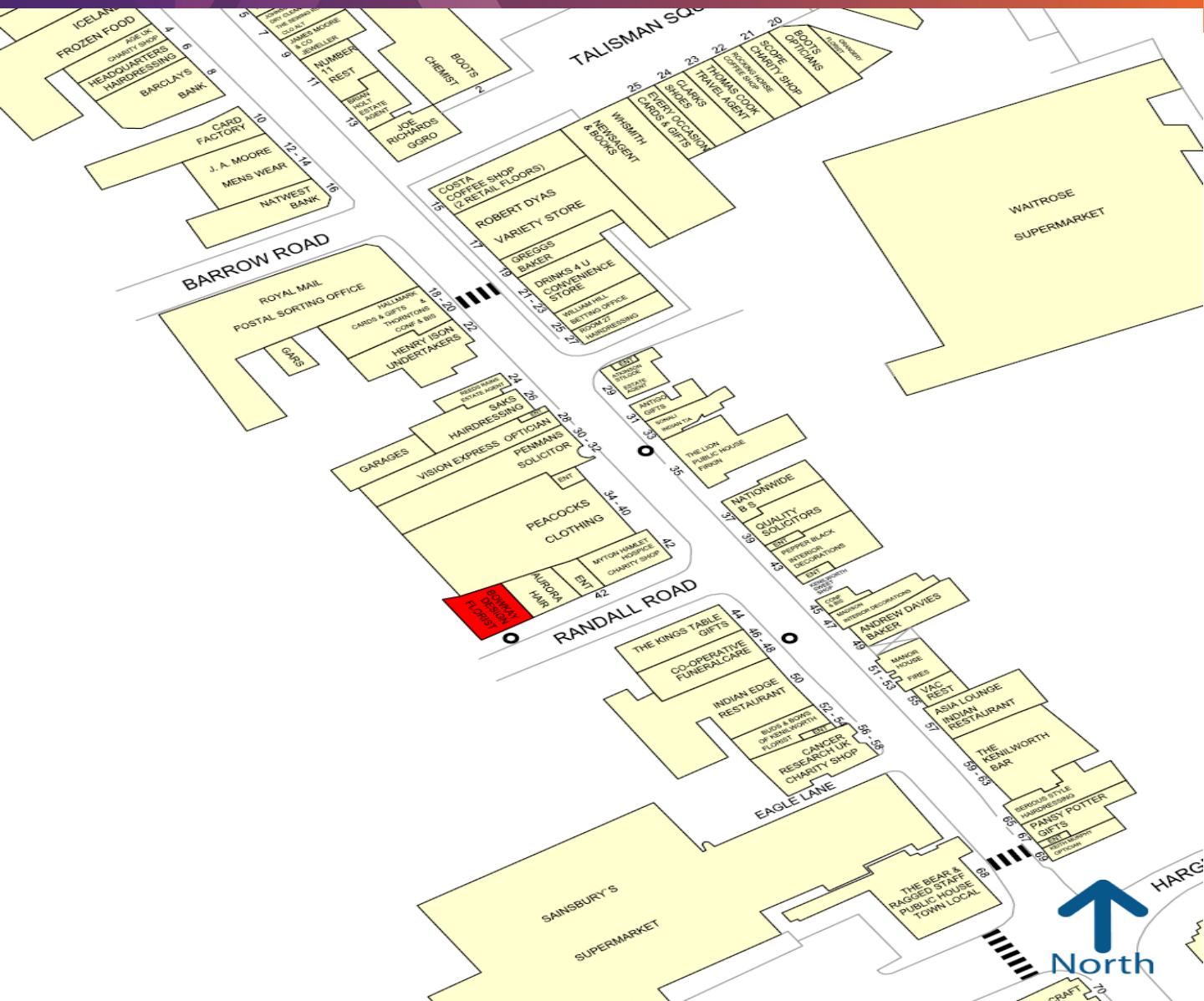
Details correct at the time of print August 2018


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