



## To Let

PRIME RETAIL/OFFICE UNIT

**1,107 - 2,276 sq.ft** (103 - 211 sq.m)

**ehB**  
**Reeves**

commercial property experts

**8 Warwick Road, Kenilworth, Warwickshire, CV8 1HB**

## Accommodation

The property comprises a three-storey former banking hall, providing excellent retail accommodation at ground floor with ancillary secure storage within the basement and additional offices, WC and kitchen facilities at first floor. The property does benefit from a small rear yard and pedestrian access.

The accommodation in further detail comprises the following:-

### Ground Floor

- Total internal width 8.92m
- Overall retail depth 15.12m
- Ground Floor Retail Area 102.88 sq.m. (1,107 sq.ft.)
- Rear lobby with stairwell and access to basement and first floors.
- Back door to a small rear yard and rear access.

### First Floor Accommodation

- Currently divided to provide 3 offices, kitchen and WC facilities, totalling 102.88 sq.m. (1,107 sq.ft.)

### Basement

- Principal Storage Area 41.77 sq.m. (459 sq.ft.)
- Store Two 13 sq.m. (140 sq.ft.)
- Store Three 6.77 sq.m. (73 sq.ft.)

## Location

The property is located in the centre of Kenilworth, within the prime shopping location on Warwick Road, the principal thoroughfare through Kenilworth's town centre. The property is situated close to the Talisman Square shopping centre which feeds through to the Waitrose supermarket. Immediately to the rear is a large pay and display surface car park. Occupiers in the immediate vicinity include HSBC, Coventry Building Society, Iceland and Costa Coffee.





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## Tenure

The property is offered subject to a new lease for a term to be negotiated. The lease will be drawn on full repairing and insuring terms.

## Services

All mains services with the exception of gas are connected to the demise.

## EPC TBA

## Planning

User Class E.

## Rent

£33,000 per annum (exclusive), payable quarterly in advance.



## Rates

The rateable value for the current year is £34,250.

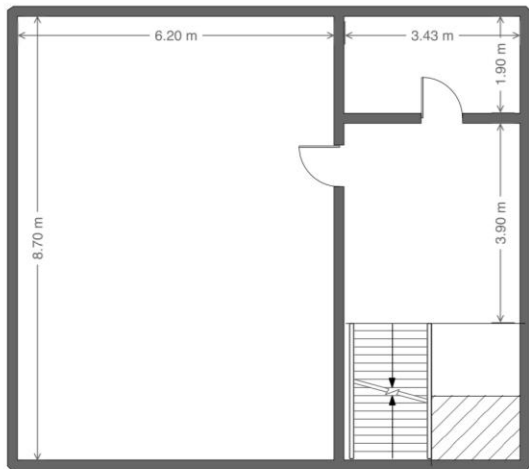
## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

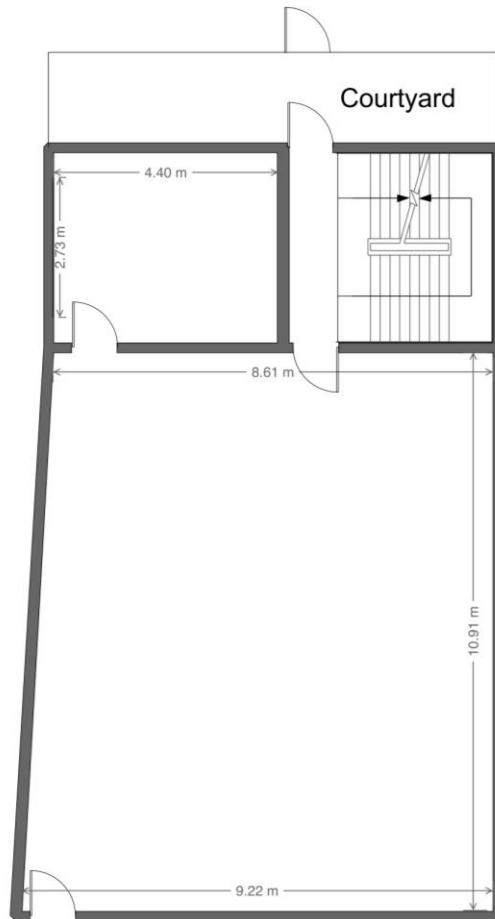


# Building Floorplans

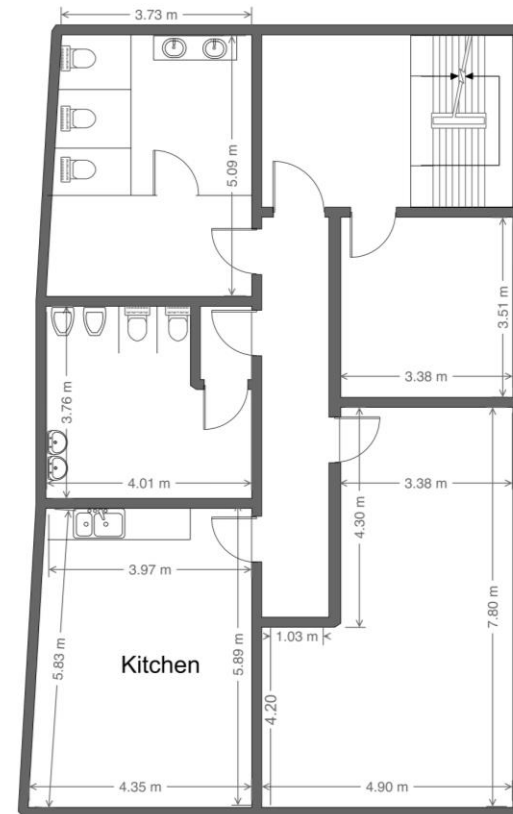
## Basement

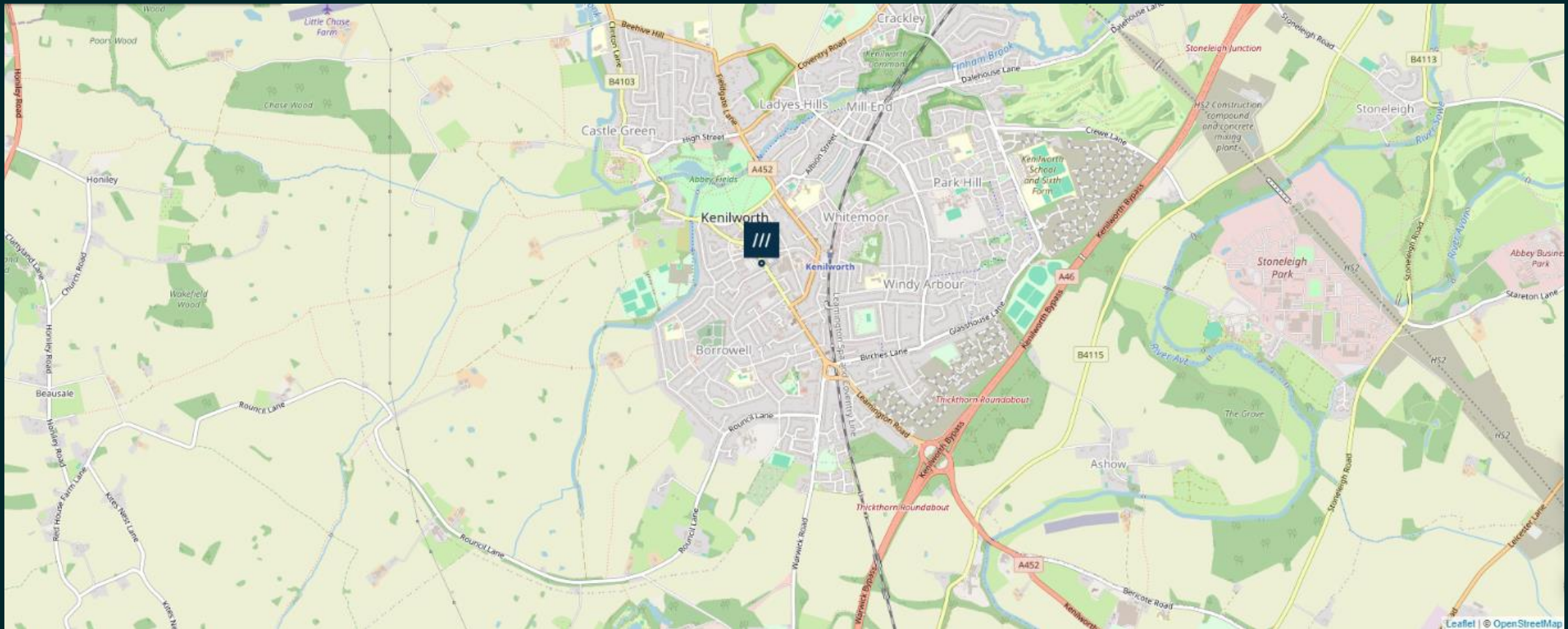


## Ground Floor



## First Floor





**ehB**  
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Clarendon Place  
Royal Leamington Spa  
CV32 5QN

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