

# SHOP TO LET/MAY SELL

51 Abbey End,  
Kenilworth, CV8 1QJ



## 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 unit is located in a parade of shops fronting Abbey End. Nearby retailers include **Almanack Bar & Restaurant**, **Oxfam**, **Subway**, and other strong independent retailers. The unit benefits from a rear dedicated service bay with pay and display car parking.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

**Ground Floor Sales:** 89.47 m<sup>2</sup> 963 sq ft

## TENURE

The property is available by way of a new fully repairing and insuring lease to be agreed.

## EPC

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

## SERVICE CHARGE

There is an annual service charge of **£495**.

## RENT

**£27,500** per annum exclusive of rates, service charge and VAT.

## FREEHOLD VALUE

Offers above - **£350,000**.

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**RATEABLE VALUE** £15,750  
**(2023 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.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

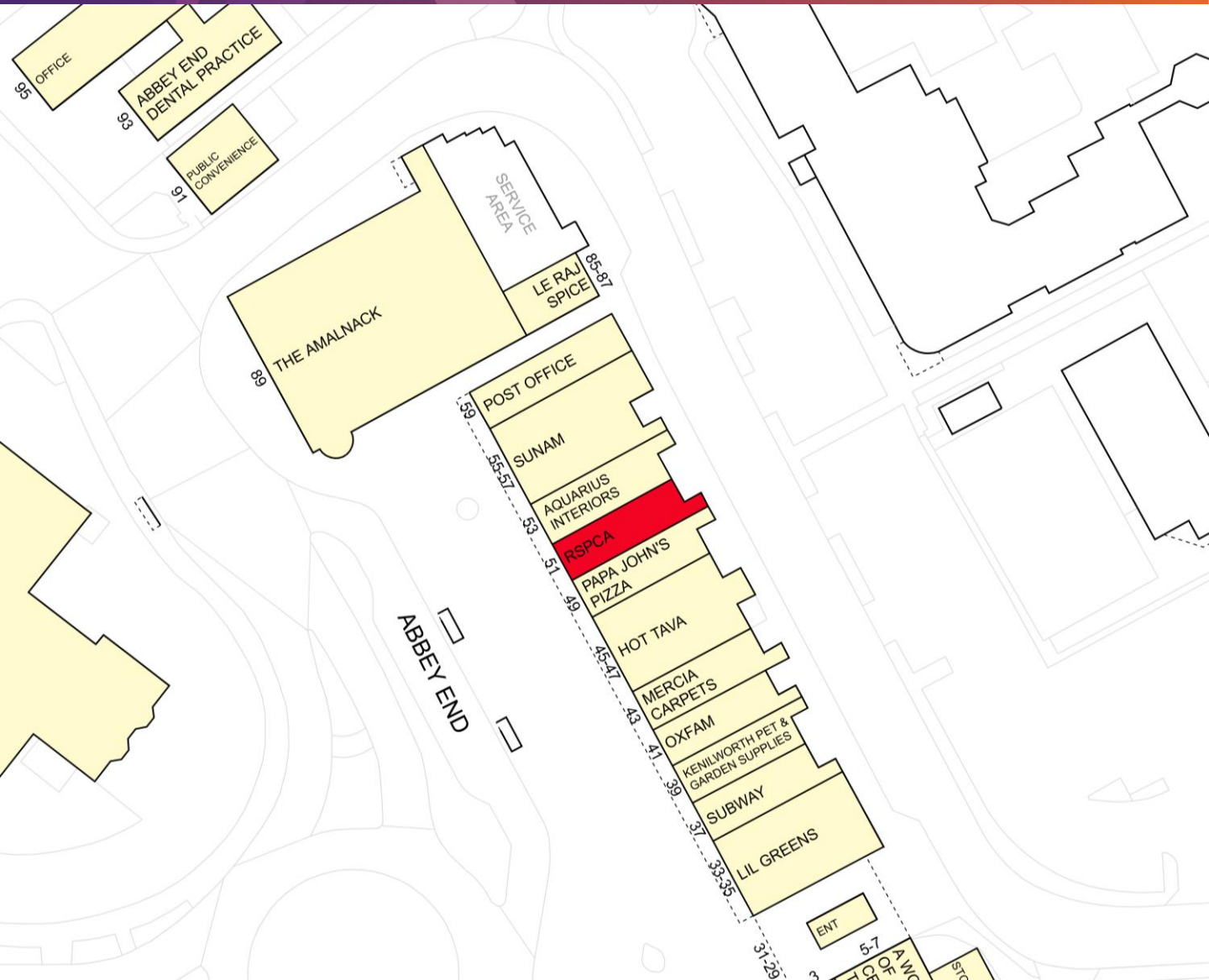
Strictly by appointment with the Sole Retained Agents

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

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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