



NICK'S BEAUTY Tel: 01926 259 372

FIVE STAR NAILS

Nails & Beauty Bar
01926 855721

COVENT

Mendota Eye & Wellness
Thai Massage therapy
5 Star Reviews

Look Good & Feel Good with Nick
We offer a wide variety of treatments for both men and women
Threading, Waxing, Permanent Brows
Eyelash Extensions, Lash Perm, Lash & Brow Tint
Ear Candles, Aromatherapy, Massage, Keratin

OPENING HOURS
MON 10:30 - 5:00
TUE 10:30 - 5:00
WED 10:30 - 5:00
THUR 10:30 - 5:00
FRI 10:30 - 5:00
SAT 10:30 - 5:00
SUN 10:30 - 5:00
www.fivestarnails.co.uk

The Square, Kenilworth, CV8 1EF

£445,000

- Fantastic Investment Opportunity
- Kenilworth Town Centre
- Total Passing Rental: £31,200
- 159.12m² (1712 ft²) GIA

27, The Square is offered for sale as a mixed use freehold investment. It comprises a ground floor shop and separately accessed residential apartments set over ground, first and second floors.

It is prominently situated in the heart of Kenilworth's town centre and near to all local, retail, leisure and cultural amenities.

Location

Kenilworth is a historic town located in Warwickshire, best known for its medieval castle, Kenilworth Castle, which played a significant role in English history. Due to its historical significance, Kenilworth attracts tourists interested in exploring its medieval castle and the town's charming streets and offers a range of amenities, including shops, restaurants, parks, and recreational facilities, making it a pleasant place to live and visit.

Investment

Commercial:

The property is let to Five Star Nails on a 12-year IRI lease with a current passing rent of £10,500, increasing to £11,700 in April 2024. The lease is understood to have the benefit of the Landlord and Tenant Act 1954.

Residential:

Flat 27a is let on a periodic Assured Shorthold Tenancy with a passing rent of £10,800 per annum

Flat 27b is let on a periodic Assured Shorthold Tenancy with a passing rent of £9,900 per annum

Total Passing Rental: £31,200

Accommodation

Ground Floor Retail: 67.37m² (725ft²)

Flat 27 A : 39.68m² (427ft²)

Flat 27 B: 52.07 m² (560ft²)

Total: 159.12m² (1712ft²)

Business Rates

Business Rates: £12,500

All enquiries should be made to Warwick District Council on 01926 456 760 or visit www.warwickdc.gov.uk

EPC

Commercial EPC - D

27a, The Square (Residential) - C

27b, The Square (Residential) - D

Services

It is understood that gas, 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

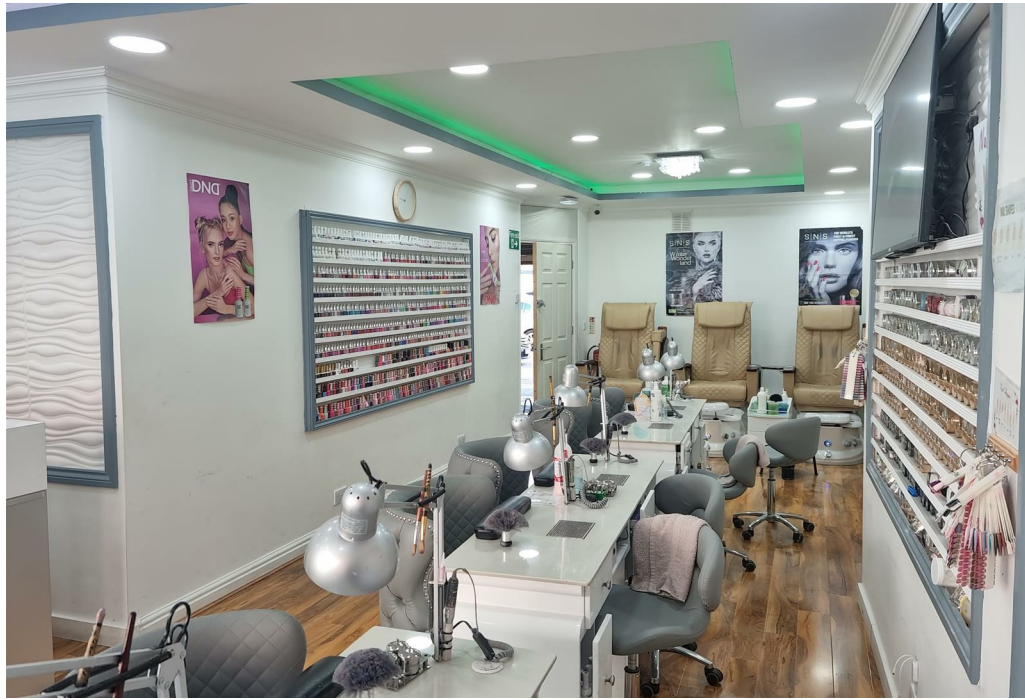
Each party will be responsible for their own legal costs associated with the property.

Viewing

To arrange a viewing please contact the commercial Team on commercial@sheldonbosleyknight.co.uk or 01789 387882

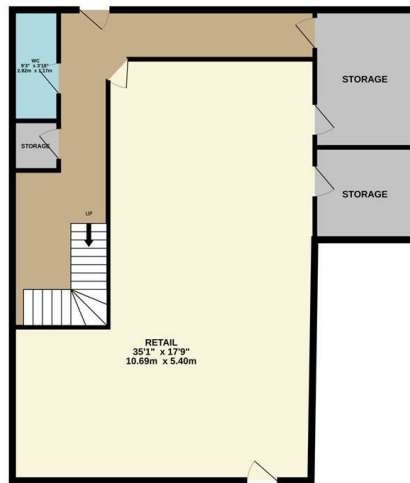
Important Notes

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.

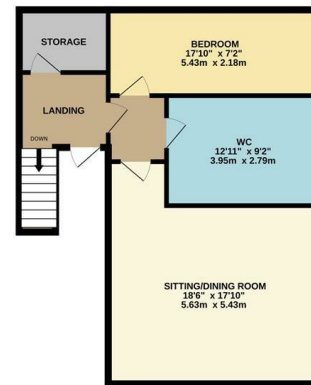


Plan

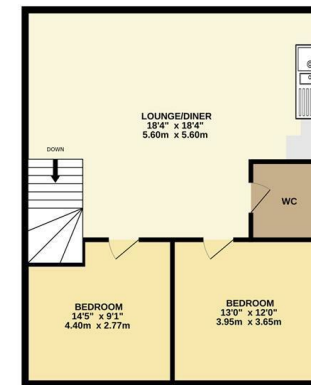
GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1713 sq.ft. (159.1 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only
Made with Metropix ©2023

For further information please email commercial@sheldonbosleyknight.co.uk