



Kinton Road, Warwick, CV35 9NE



# £18,000 P.A

- Fantastic Location Within A Thriving Community • Extending 182.7m<sup>2</sup> (1967 ft<sup>2</sup>) NIA
- To Be Let As A Whole. Sub-Division Considered. • Undergoing Refurbishment
- Available Immediately

The opportunity to let the former Barclays Bank on Kineton Road which is currently undergoing refurbishment. The demise consists of a large open retail space with several offices/storage rooms and a significant vault.

## Location

Wellesbourne is situated approximately 5 miles east of Stratford-upon-Avon and 6 miles south of Warwick. It lies close to the A429 road, which provides good transport links to the surrounding areas. The village boasts a range of amenities including schools, shops, pubs, and a medical centre. There is also a market held regularly, contributing to the local economy and community feel.

## Description

The accommodation provides the following areas:

Retail: 137.57m<sup>2</sup> (1481 ft<sup>2</sup>)  
Office 1: 8.10m<sup>2</sup> (87 ft<sup>2</sup>)  
Office 2: 9.86m<sup>2</sup> (106 ft<sup>2</sup>)  
Storage: 2.43m<sup>2</sup> (25 ft<sup>2</sup>)  
Vault: 24.86 (268 ft<sup>2</sup>)

The unit benefits from a significant retail frontage on Kineton Road, with good visibility from both passing vehicles and footfall. The large internal open plan areas would offer an ingoing tenant generous retail space which is currently being refurbished.

## Services

It is understood that electric, gas, 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.

## Rental

£18,000 (exclusive of rates)

## Business Rates

Business Rates are to be confirmed.

## Energy Performance Certificate

Band: E 106

## Tenure

An effective full repairing and insuring lease with a term in the region of 5-10 years is expected.

## Planning

Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

For all planning enquiries, please contact Stratford-on-Avon District Council on [info@stratford-dc.gov.uk](mailto:info@stratford-dc.gov.uk) or call 01789 267575.

## VAT

The property is not VAT registered therefore VAT will not be charged.

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

## Legal Costs

Each party to pay their own legal costs.

## Viewing

Strictly by prior appointment via the agents Sheldon Bosley Knight Commercial Team: 01789 387882

## Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in property and accordingly we will require forms of identification in due course.

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 approximates 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.







# Plan



For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)