





A well presented Victorian Villa, arranged over 4 floors (including Basement) along with 2 Storey Coach House. Situated in an excellent Town Centre Location close to Amenities and Train Station.

The property is currently operating as a Serviced Office Centre with a potential Gross Income of £65,412 Per Annum. However, has potential for Residential Conversion subject to the usual Planning Permission and Consents.

Station House

Is located on Station Road, right in the heart of Kenilworth Town Centre and is just moments away from the shops, eateries and coffee shops lining Warwick Road, as well as being a short walk from the recently refurbished Kenilworth Railway Station.

The road itself comprises a mixture of impressive residential dwellings as well as buildings being occupied for commercial uses. The road also

provides short-stay pay-and-display parking.

At the top of the road sits a Waitrose Supermarket as well as Talisman Square Shopping Centre which provides an attractive retail environment comprising a mixture of major national retailers as well as high-end independents. Notable occupiers include; Costa Coffee, Boots, Anytime Fitness etc.





Kenilworth is a market town located just 15 minutes from Coventry City Centre (c. 5 miles) via the A46 and a similar journey time to Leamington Spa (c. 7 miles). The area is popular amongst commuters and day-trippers, with excellent road links to Birmingham, Leamington Spa and Stratford Upon Avon.

Regular bus and rail services connect to Coventry and Leamington Spa stations, where trains run to

London Euston in 60 minutes and 80-90 minutes respectively. The latter will also deliver you to London Marylebone in around 80 minutes.

[The Property](#)

Is a Detached Victorian Villa and Coach House constructed of traditional brickwork elevations and surmounted, pitched slate roofs.

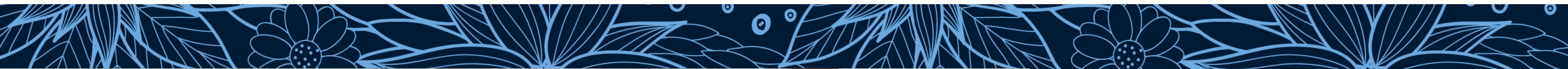
[Briefly Comprising;](#)

Main building arranged over four floors (Basement, Ground, First, Second), Coach House over Ground

and First.

The property was converted approximately 30 years ago and is currently occupied as a serviced office centre (details of which are provided in the tenancy schedule).

General Specification of each office includes; Carpet tile floor coverings, gas fired central heating,





neutral decoration, lighting, natural light.
Furthermore, there are communal WC's at ground floor and on split floor landing.

The property may suit a residential conversion (subject to planning permission).

Tenure

The property is to be sold freehold subject to the occupational leases. Tenancy schedule available upon request.

The agreements are drawn on an inclusive basis and the rents are inclusive of utilities, building maintenance charge, insurance as well as the actual rent. It does not include business rates or data & cabling.

Services

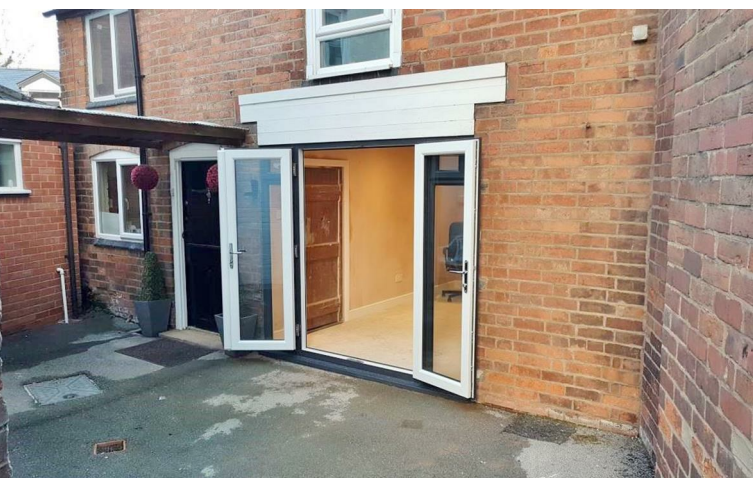
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and

whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Planning

We understand that the property has the benefit of planning permission for User Class E (g) (i) general office use purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.





The property may be suitable for residential conversion STPP.

Business Rates

The property has been assessed on a room-by-room basis and as such, the rateable values all fall under the small business rates relief threshold (subject to occupier status).

A full breakdown of these can be made available upon request.

Price

Guide Price £550,000. We are advised VAT is not applicable.

EPC

To follow...

Legal Costs

Each party will meet their own legal and professional costs.

Viewing Arrangements

Strictly by prior arrangement.

Station House

12 Station Road
Kenilworth
CV8 1JJ



- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

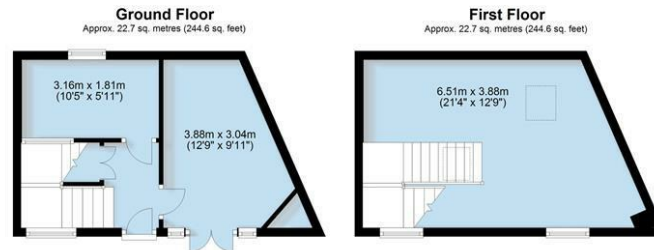
Station House

Total area: approx. 229.9 sq. metres (2474.3 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



The Coach House

Total area: approx. 45.4 sq. metres (489.2 sq. feet)
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