

For Sale

# Station House

**Serviced office centre**

with potential for residential conversion subject to planning permissions and consents

Goodway Cuttings

STATION HOUSE

12

Total area:

**2,108 sq ft**  
(195.84 sq m)

**An exciting opportunity to acquire a Victorian villa, arranged over four floors with accompanying two storey coach house.**

### Property Highlights

- 01 Currently operating as serviced office centre
- 02 Excellent town centre location
- 03 Close to amenities and train station
- 04 Potential for residential conversion (STPP)
- 05 Potential gross income of £65,412 per annum

**2,108 sq ft**  
**195.84 sq m**

**Guide Price**  
**£550,000**



12 Station Road  
Kenilworth  
CV8 1JJ



### Description

#### The property itself comprises:

- A Detached Victoria Villa and Coach house constructed of traditional brickwork elevations and surmounted, pitched slate roofs.
- Main building arranged over four floors (Basement, Ground, First, Second) Coach house over Ground and first.
- The property was converted approx. 30 years ago and is currently occupied as a serviced office centre (details of which are provided in tenancy schedule).
- General Specification of each office includes; Carpet tile floor coverings, Gas fired central heating, Neutral decoration Lighting, Natural Light. Furthermore, there are 3 WC's within the building.
- The property may suit a residential conversion (subject to planning permission).

### Location

Station House is situated 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 away from the recently refurbished Kenilworth Station.

The road itself comprises a mixture of impressive residential dwellings as well as buildings being occupied for commercial uses. The road also provides ample short stay Pay & Display car parking as well as there being free on street car parking available within 100 metres of the building.

At the top of the road sits a 45,000 Sq Ft 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, Robert Dyas, Anytime Fitness etc.

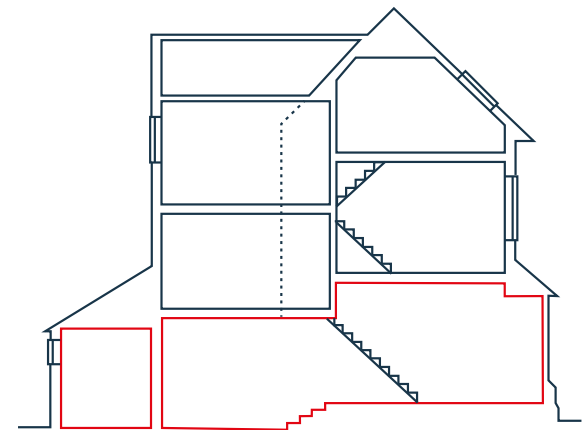
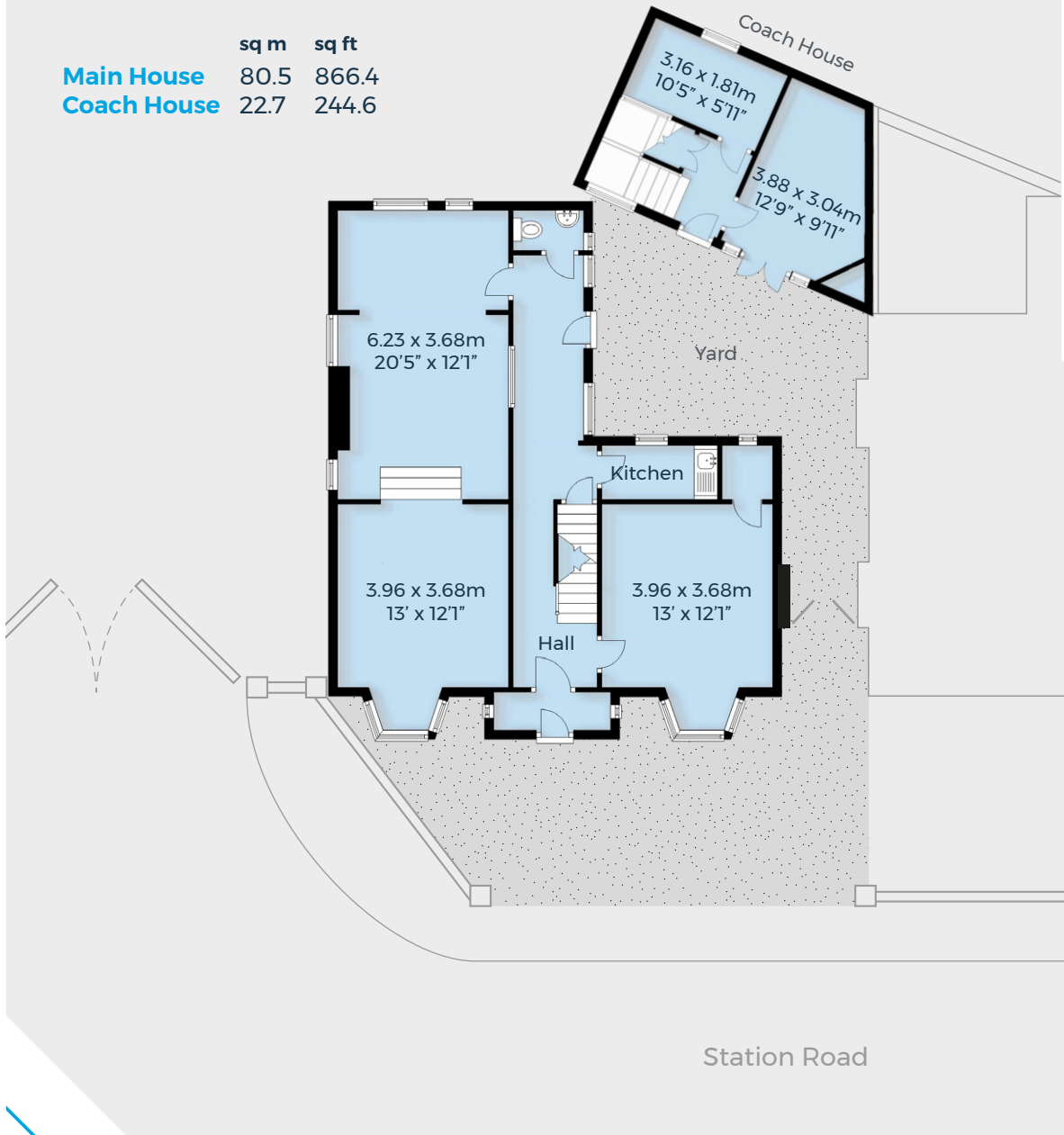
Kenilworth is a market town located just 15 minutes from Coventry City Centre (c. 5 miles) via the A46 and a similar journey time to Leamington Spa (c. 7 miles). The area is popular amongst commuters and day-trippers, with excellent road links to Birmingham, Leamington Spa and Stratford Upon Avon.

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 mins.



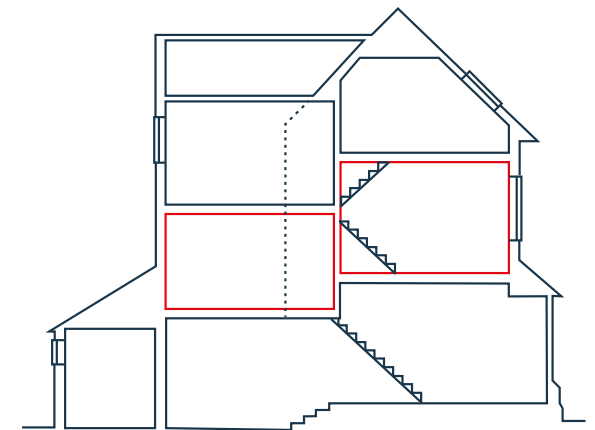
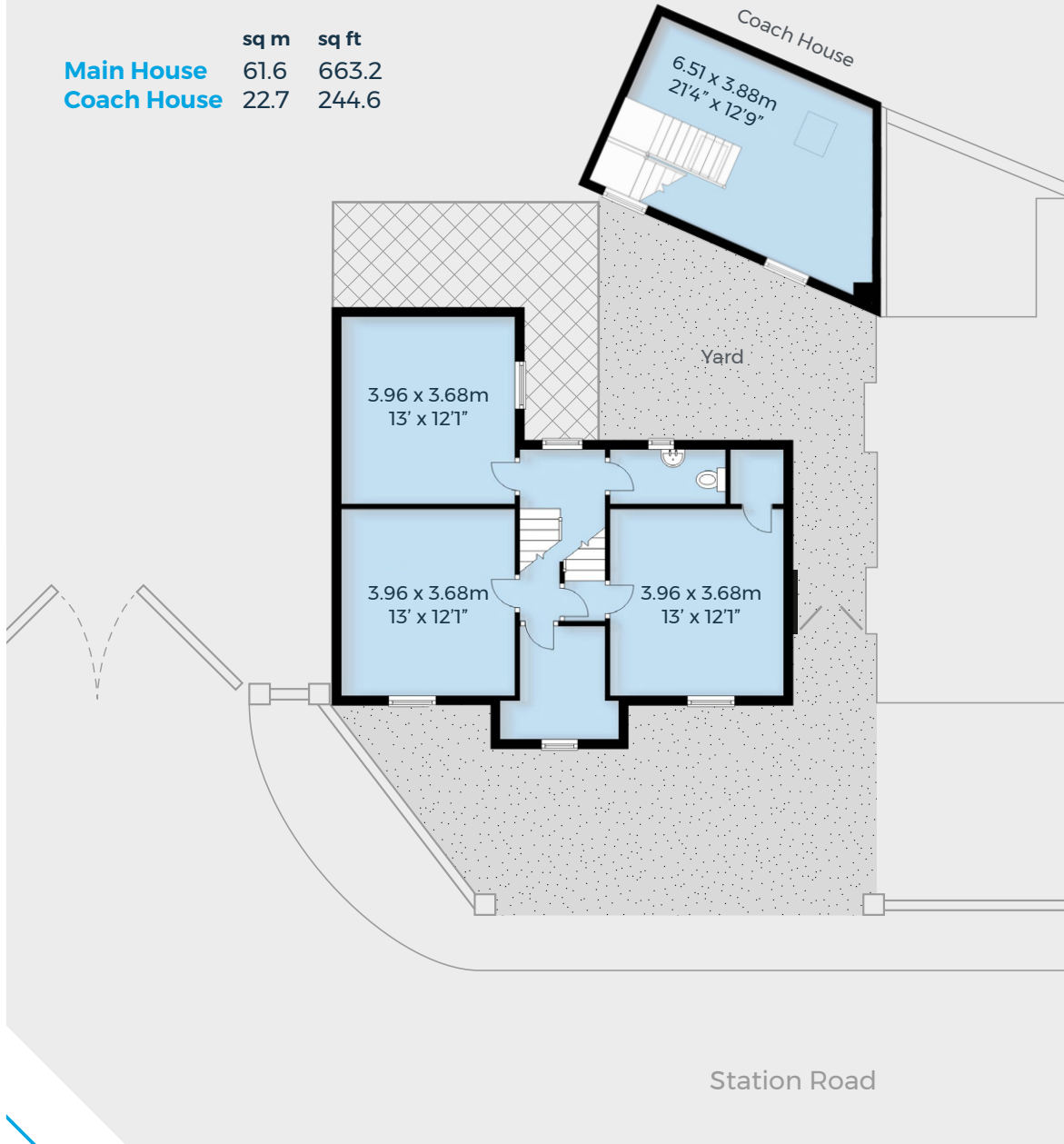
# Ground Floor

	sq m	sq ft
Main House	80.5	866.4
Coach House	22.7	244.6



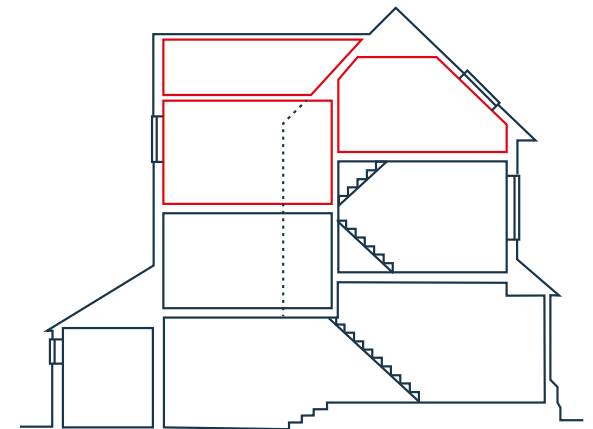
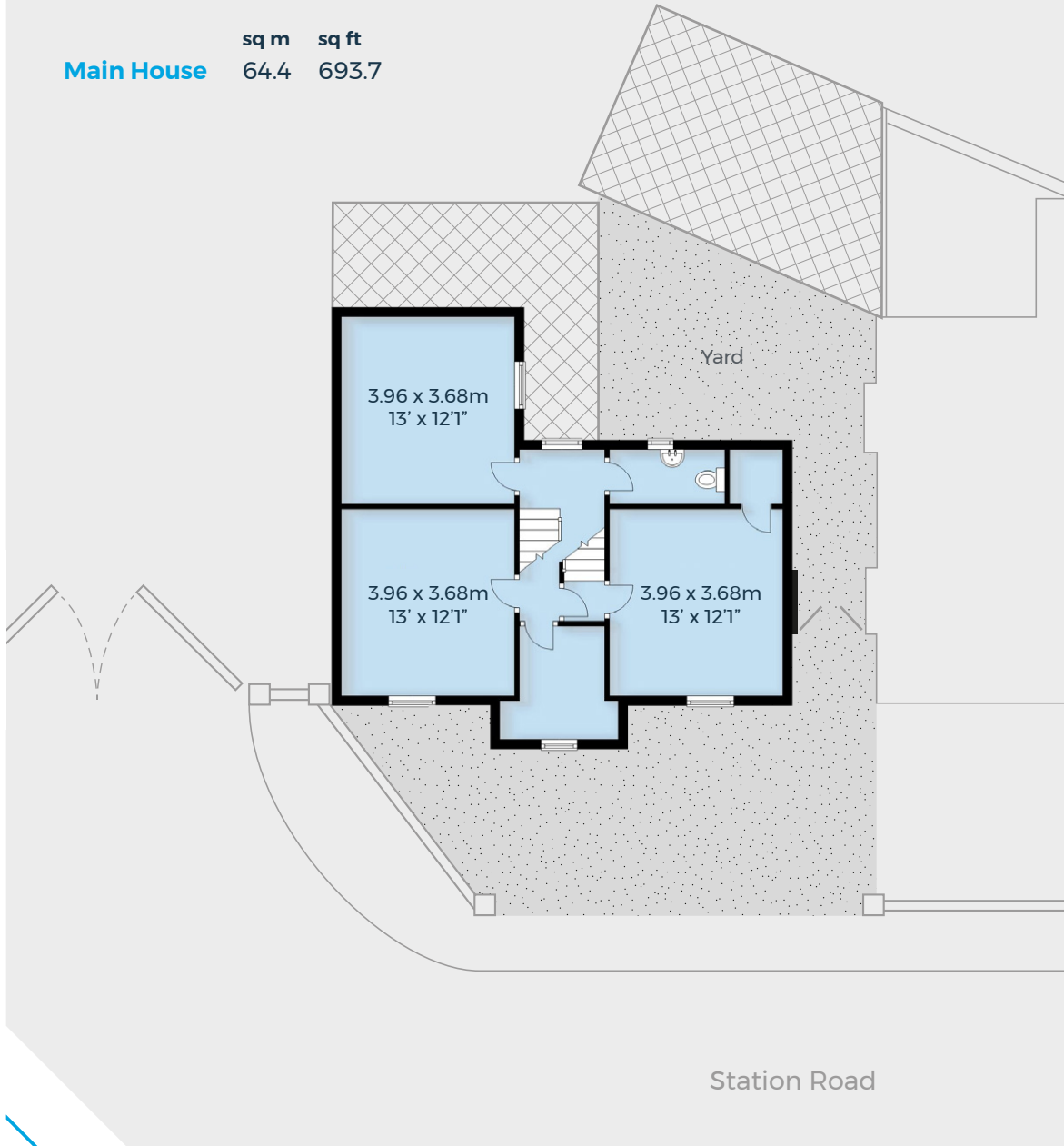
# First Floor

	sq m	sq ft
Main House	61.6	663.2
Coach House	22.7	244.6



# Second Floor

**Main House**    sq m    sq ft  
64.4    693.7



### Services

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

It is understood that a new boiler was installed in the Autumn of 2023.

### 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 is suitable for residential conversion and it is understood that this can be carried out under current Permitted Development Rights.

### Business Rates

The property has been assessed on a room-by-room basis and as such, all 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.

### Tenure

The property is to be sold freehold subject to the occupational leases as per the tenancy schedule within these details.

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 & caballing.

A copy of the tenancy agreement can be made available upon request.

Alternatively, vacant possession of the property can be arranged.

### Price

Guide Price £550,000 (Five hundred and fifty thousand pounds) excl.

### VAT

We are advised VAT is not applicable.

### EPC

To be confirmed.

### Legal Costs

Each Party will meet their own legal and professional costs.



## Viewing

Strictly by prior arrangement  
with the joint agents:



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