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The Square  
CV8 1EB

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A fantastic investment opportunity set in the heart of Kenilworth town centre. The property comprises of individual offices providing a rent roll of circa £100k. There is a substantial amount of space and there is scope to extend further (stpp).

Briefly the ground floor comprises of two separate lock up shops currently tenanted with long term tenants. On the first floor there are eight rooms which are currently being used as separate offices and meeting rooms, two separate kitchens and two W/Cs. On the second floor there are four offices a kitchen and W/C.

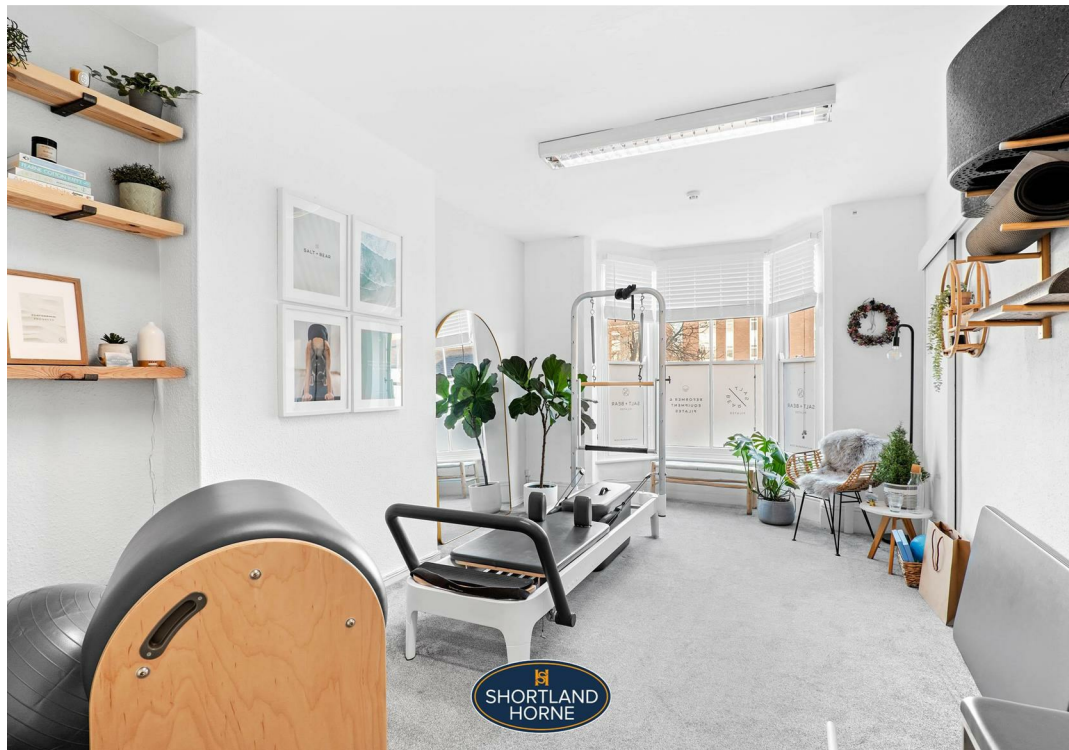
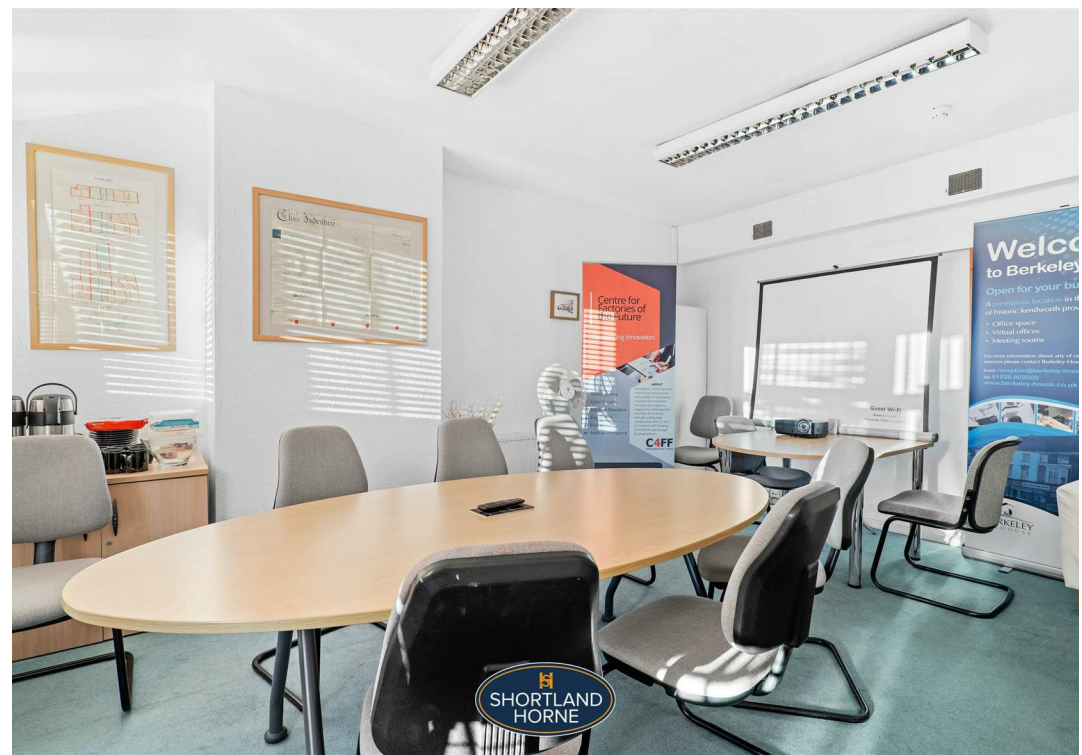
There is a separate detached office block split into two offices- one large office on the ground floor with kitchen, shower room and W/C and one on the first floor with kitchen, shower room and W/C.

The property has off road parking with access from the rear.

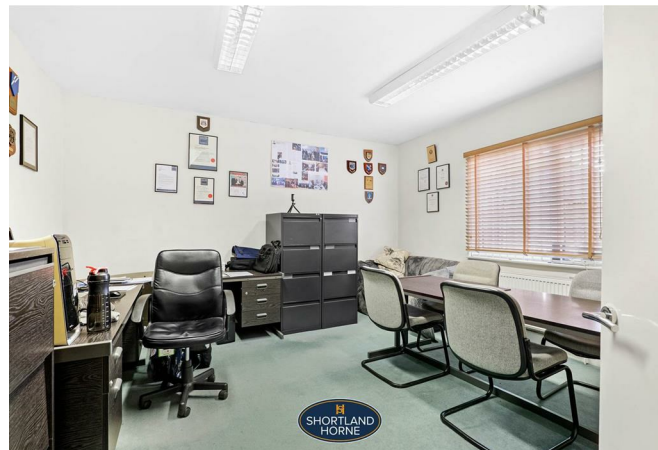
The property also has the benefit of planning permission for another office block.

**selling quality**  
property since 1995

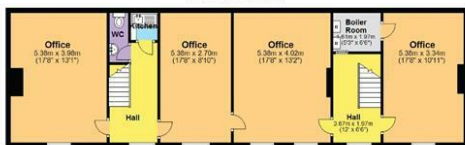








<b>GROUND FLOOR</b>	Office
Hall	4.14m x 4.29m
Shop Front	Meeting Room
9.17m x 3.73m	4.14m x 3.20m
Storage	Hall
2.72m x 4.14m	Kitchen
Kitchen Area	Hall
W/C	W/C
W/C	W/C
Shop Front	Meeting Room
6.02m x 6.40m max	4.67m x 5.44m
Shop Floor	Office
4.90m x 6.35m	6.02m x 3.10m
Storage	Office
W/C	12.0m x 4.16m
Store	Hall
Hall	Shower Room
Office	W/C
Store	<b>SECOND FLOOR</b>
Shower Room	Hall
W/C	Office
Kitchen	5.38m x 3.99m
<b>FIRST FLOOR</b>	W/C
Hall	Kitchen
Office	Office
6.15m x 3.96m	5.38m x 2.69m
Kitchen Area	Office
Office	5.38m x 4.01m
5.72m x 2.90m	Hall
Reception	Boiler Room
	Office



Total area: approx. 600.9 sq. metres (6482 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

**Disclaimer**

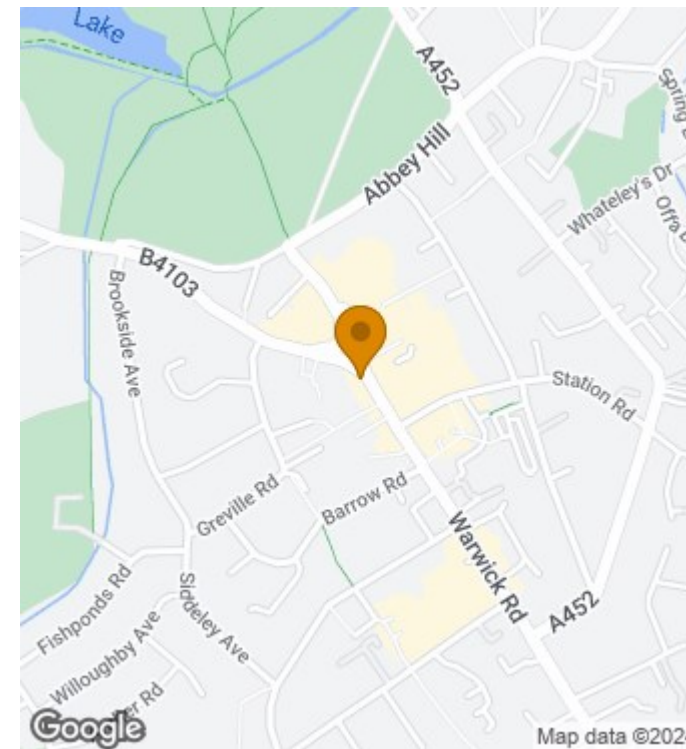
**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.  
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.  
**Viewing** Strictly by arrangement through Shortland Horne.  
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.  
**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.  
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.  
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, a propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



**Location Map**



**EPC**

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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