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Castle Hill
CV8 1NB

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Nestled in the historic Castle Hill of Kenilworth, this charming property offers a unique investment opportunity. The Grade II listed building boasts a current rental income of £24,000, providing a solid 6.4% yield with a 10-year lease and 3 yearly rent reviews.

Situated near the iconic Kenilworth Castle and Abbeyfields, this property is not just a place to invest/live in but a piece of history to own. The retail premises is occupied by the well known 'Time for Tea Prossers Ltd' on a 10 year lease from August 2022. The accommodation comprises of 620sq ft of retail space with cosy entrance, trading area, good seating area for consumers and kitchen. Its an ideal place to stop for a coffee and watch the world go by.

The living accommodation, spread across two floors, is not self-contained, allowing seamless access through the retail premises which makes it the perfect place to live and work. Ideal when wanting to keep an eye on your daily business.

With two bedrooms and one bathroom, this property offers versatile living space, the third bedroom was transformed into a kitchen area to allow occupiers to live separately to their everyday life. The upstairs features a two-bedroom residential home, while the master bedroom is located on the top floor which is beautiful with beams, providing privacy and tranquillity and cottage theme.

Don't miss out on this exceptional opportunity to own a piece of Kenilworth's history while enjoying a steady rental income. Embrace the charm and character of this Grade II listed property and make it your own today. Invest in a beautiful area with a successful history and make your investment work for you.

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Dimensions

Ground Floor

Bedroom

6.34 x 3.95

Entrance

Seating Area

3.81 x 3.78

Seating Area

3.73 x 3.02

Seating Area

4.92 x 2.63

Kitchen

4.26 x 2.38

W/C

First Floor

Lounge

3.85 x 3.80

Bedroom

3.75 x 3.08

Kitchen

4.20 x 2.55

Bathroom

Study

3.86 x 2.38

Second Floor

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GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.

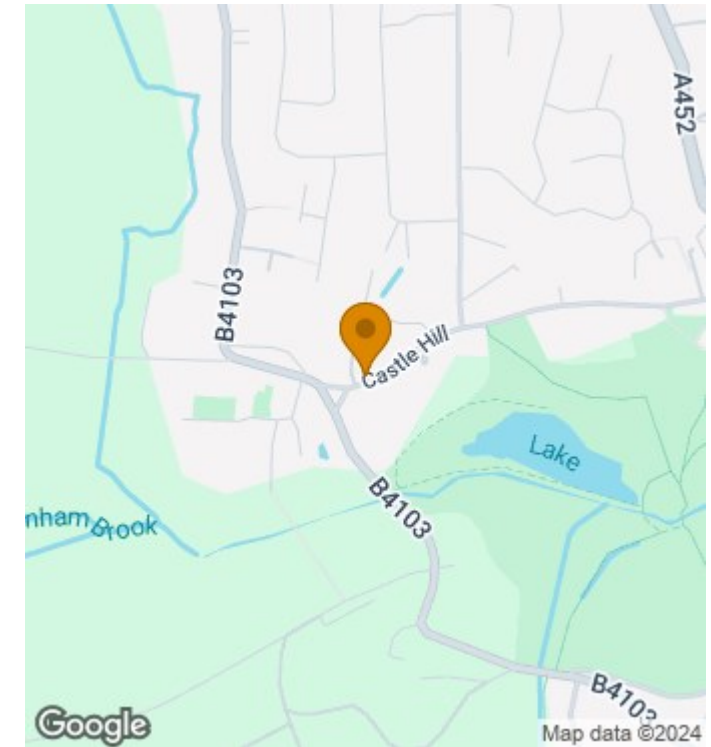
1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1598 sq.ft. (148.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location Map



EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92 plus) A (87-91) B (82-86) C (75-81) D (69-74) E (63-68) F (55-62) G Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92 plus) A (81-91) B (69-80) C (55-63) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 Home.

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 Home 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 Home 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 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 Home'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 Home 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.

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