



GODFREY-PAYTON
CHARTERED SURVEYORS

VECTIS HOUSE, BANBURY ROAD, KINETON, WARWICK CV35 0JS



**OFFICE/RETAIL PREMISES IN THE CENTRE OF KINETON
EXTENDING TO APPROXIMATELY 66 SQ METRES (710 SQ FT) OVER
2 FLOORS.**

GUIDE PRICE: £250,000



www.godfrey-payton.co.uk

25 High Street, Warwick CV34 4BB



PROPERTY ADDRESS

Vectis House, Banbury Road, Kineton, Warwick CV5 0JS

Location

Kineton is a large village with a population of around 2,250 situated some 12 miles to the South of Leamington Spa and 10 miles to the North of Banbury. There are primary and secondary schools in the Village, medical facilities and a local retail and leisure offer. Supermarkets are available at Wellesbourne some 4 miles to the East. The Village is conveniently situated for the M40 at Gaydon 4 miles to the North. Mainline Railway Stations are available at Leamington Spa or Banbury. Major local employers are Jaguar/Land Rover (incorporating the British Motor Museum tourist attraction) and Aston Martin. The well regarded Compton Verney Art Gallery and Park is nearby. There is significant new housing development at Gaydon including a garden village.

Accommodation

The property is over 2 main floors comprising:

Ground Floor:

Office/Retail area with bow windows either side of a central entrance door having a maximum frontage of 6.40 m and a floor area of approximately 31.9 sq m.

WC with wash hand basin to the rear of the main area

Separate Entrance Hall with stairs to First Floor

First Floor:

Office Area overall 34.3 sq m partitioned into 3 individual offices

Shower Room with shower cubicle, WC and wash hand basin

Cellar

Single chamber of approximately 6.90 sq m

Externally

The property is an attached building of brickwork construction with a pitched tiled roof dating from circa 1940. It is situated in the Village centre and whilst there is no on-site parking there is street parking in the immediate vicinity.

Use/Planning

The property has been used as offices for a number of years but it is considered it would be suitable for retail use (subject to planning permission if necessary). The building is within the Kineton Conservation Area but is not itself 'listed'.

Services

Mains electricity, water and drainage are connected. Heating is supplied by a mixture of night storage and panel radiators. Windows are a mixture of single and UPVC framed double glazing. The main frontage windows on the Ground Floor are single glazed. The services have not been tested and their condition cannot be guaranteed.

Local Authority

Stratford on Avon District Council.

Rating Assessment

The property has a Rateable Value of £7,800 with a rate payment for the year to 31 March 2025 of £3,892.20. Rate Relief may be available and prospective purchasers should make their own enquiries with the Council.

Energy Performance

The property has an energy performance rating (EPC) of Band B (34) valid until 24 July 2033.

Tenure

The property is freehold and vacant possession will be available on completion of the sale.

Viewing

Further information is available from sole selling Agents and viewings are Strictly by appointment with the Selling Agent:-

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25 High Street, Warwick, CV34 4BB
Tel: 01926 492511 Fax: 01926 410391
Website: www.godfrey-payton.co.uk



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GROUND FLOOR OFFICE



FIRST FLOOR OFFICES



FIRST FLOOR OFFICES



SHOWER



GENERAL VIEW

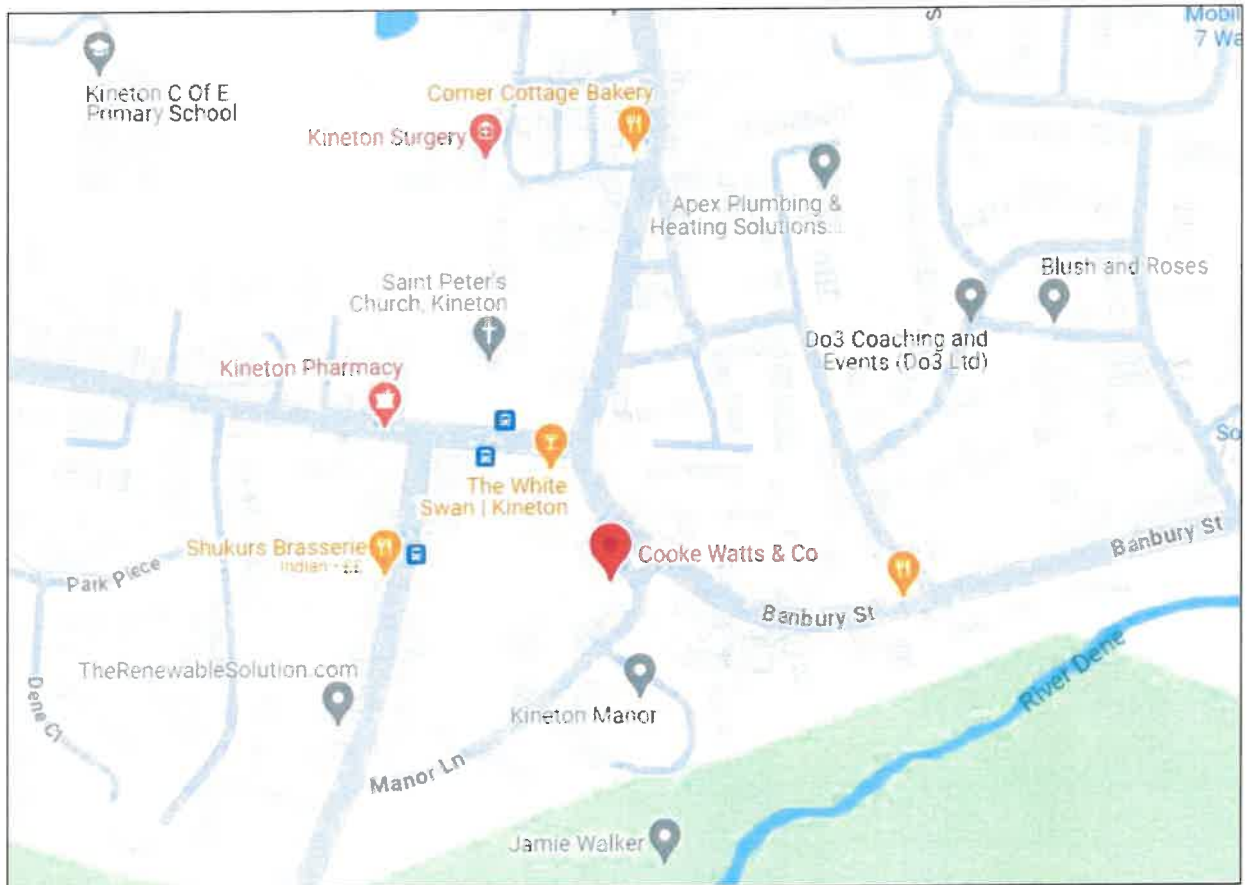


ENTRANCE HALL

Telephone: 01926 492511

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1. These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract.
2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.
3. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further