

SHEPHERD COMMERCIAL

KENILWORTH 3-STOREY
MIXED USE INVESTMENT

FOR SALE

40 Castle Hill, Kenilworth, Warwickshire
CV8 1NB

Size – 620sqft (57.5sqm) Retail + Two Storey Residential

shepcom.com

01564 778890



£450,000

Key Features

- Current rental income of **£24,000 (Oct 2023)**
- **Highly reversionary**
- **Close proximity to Kenilworth Castle and Abbey Fields**
- **10 year lease incorporating 3 -yearly reviews**

Location

40 Castle Hill, Kenilworth, is situated just a stones throw from Kenilworth Castle and is currently occupied by Time For Tea Prossers Ltd. The property is located directly opposite the castle and sits within a terraced block of SME units. Kenilworth Town Centre lies just 0.7km south-east of the property, with Coventry City Centre some 8 miles north.

40 Castle Hill benefits from tourism trade of Kenilworth Castle and the busy commuter passage through Clinton Road

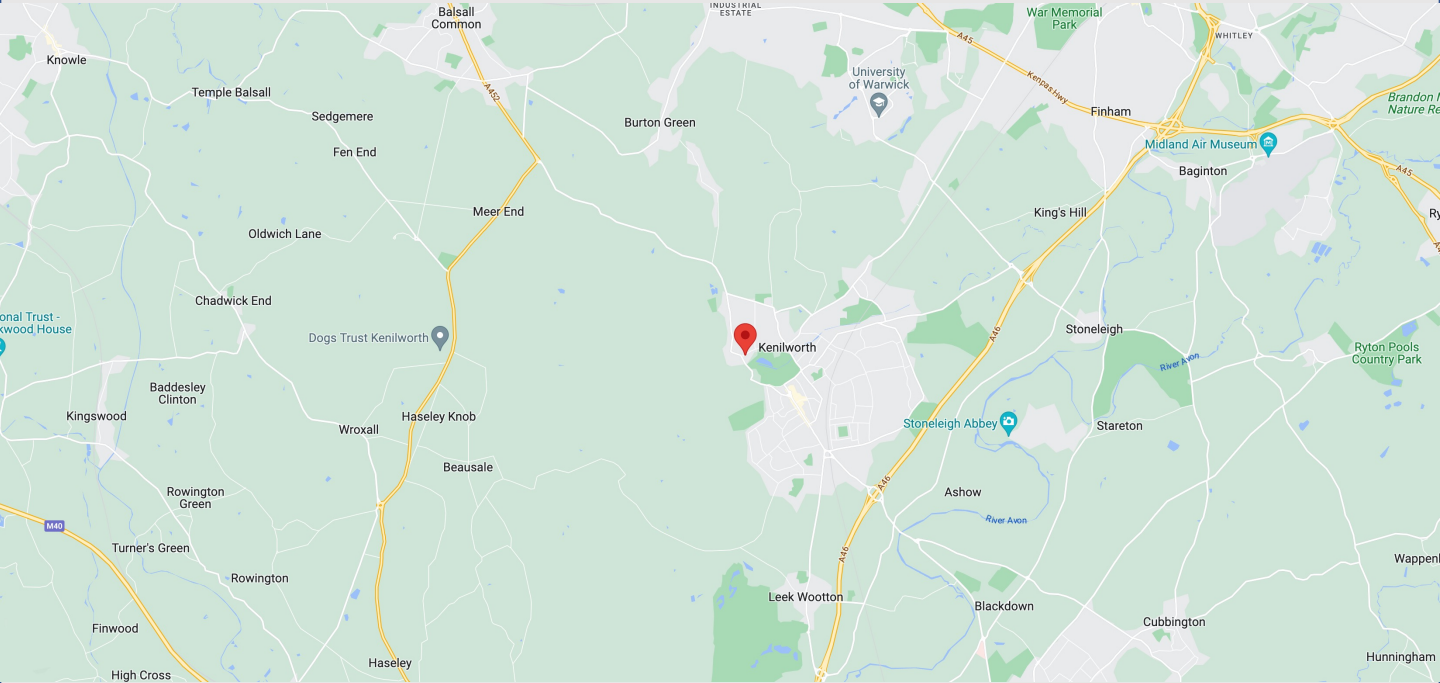
Description

Set within a row of local businesses, 40 Castle Hill is comprised of a 620sqft retail unit along with a two-storey duplex living accommodation above. The living accommodation is not self contained and access is through the internal retail premise.

40 Castle Hill is occupied in its entirety on a 10 year lease from August 2022 with 3-yearly reviews on an FRI basis. The going rent is currently £24,000 per annum for the whole, with potential for significant reversion and splitting of the residential and commercial units. The ground floor is comprised of 3 eating areas, reception, kitchen and toilet facilities.

Above, the residential element is formed of 2 bedrooms, an office, kitchen, bathroom, with the principal bedroom on the 3rd storey.

Map



Tenure

The entire property is currently let at £24,000 per annum on an FRI basis, with the exception of the windows and roof elements of the residential premise.

Potential for the purchase of the Time For Tea Prossers Ltd is also an option presented by Shepherd Commercial.

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

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Gallery



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More information

Link to a virtual tour of the property is below:

EPC – Available on request

Services – We understand all mains services are connected to the property.

Rating Assessments – £4,350 for the retail ground floor element.

Council Tax Band – Available on request

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

Tel: 01564 778890 / Email: info@shepcom.com