
marian shaw
SHORTLAND
HORNE
TOUCH SCREEN
Enhan
The Mobility Specialists
SHORTLAND
HORNE
Trusted
Property Experts
The Square
CV8 1EB

The Square
CV8 1EB

FOR SALE BY AUCTION

An excellent opportunity to acquire a lock-up retail unit occupying a prominent position with direct access from The Square.

The property benefits from a frontage of approximately 2.5 metres and provides flexible commercial accommodation arranged over a split-level layout. The main retail area is positioned to the front of the premises, offering a practical and versatile space suitable for a variety of potential uses, subject to any necessary consents.

To the rear of the unit there is a kitchen area together with separate WC facilities. Further features include a suspended ceiling and LED lighting throughout.

The property represents an attractive opportunity for investors, owner-occupiers or those looking to establish a business within the area and is offered for sale by auction.

Other Important Information:
Planning

The Square occupies a prominent and highly convenient position in the heart of Kenilworth town centre, forming part of the town's established prime shopping area. The Square sits alongside the main Warwick Road and Abbey End retail area, which provides an excellent mixture of national names, independent retailers, cafés, restaurants and professional businesses. Warwick District Council identifies Warwick Road and Abbey End as one of the principal shopping areas within the town centre.

The property benefits from a particularly accessible position, with the Abbey End pay-and-display car park only a short walk away. The existing commercial listing for the premises highlights both the public parking in the immediate vicinity and the level of footfall enjoyed by this town-centre position.

The surrounding area has an established mix of retail and commercial occupiers, helping to generate activity throughout the working day. Nearby businesses include Specsavers Opticians and Audiologists - Kenilworth, Forrest Coffee House and the shops and services within Talisman Square. The wider town centre also offers supermarkets, cafés, restaurants, banking and professional services.

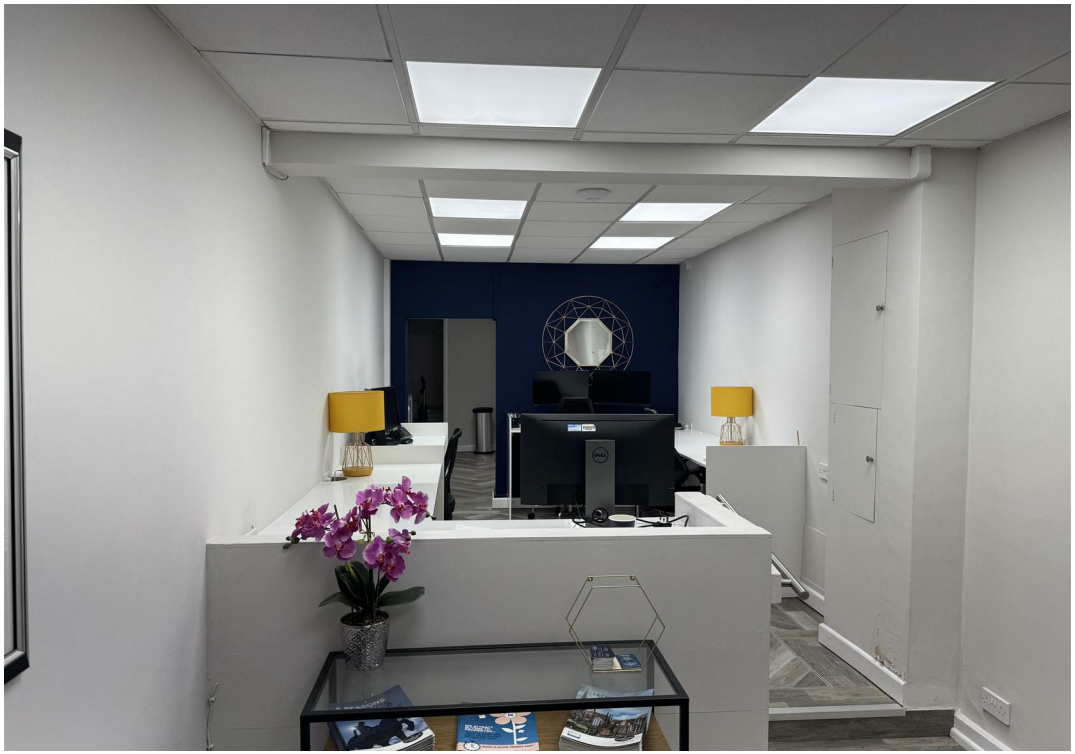
Kenilworth itself is extremely well positioned for access to Coventry, Warwick and Leamington Spa, with the A46 providing onward connections towards the M40, M6, M42 and wider Midlands motorway network. Bus services also serve the Abbey End/Clock Tower area, providing convenient access to the town centre.

WHY BUY 12 THE SQUARE?

selling quality
property since 1995









Dimensions

shortland-horne.co.uk

Floor Plan

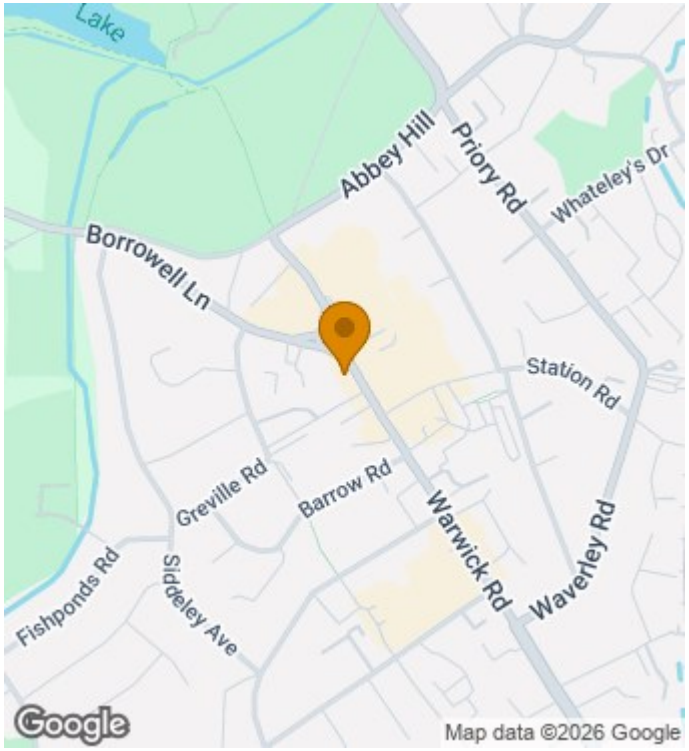
Total area: 397.00 sq ft

Disclaimer

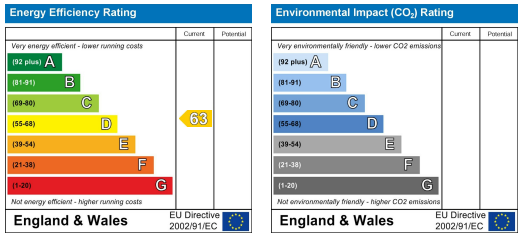
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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 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



02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

SHORTLAND HORNE

Trusted Property Experts