33-59 & 61-83 Abbey End

Kenilworth, Warwickshire, CV8 1QJ

PROMINENT RETAIL UNITS TO LET

from 985 sq.ft (91.5 sq.m)

- ◆ Affluent market town
- Alongside other strong independent retailers
- Rear dedicated service bay
- Pay and display car parking



Other occupiers include:













Description

The units are located in a parade of shops fronting Abbey End. Nearby retailers include Almanack Bar & Restaurant, Oxfam, Subway, and other strong independent retailers. The units benefits from a rear dedicated service bay with pay and display car parking.

Kenilworth is a market town and civil parish in Warwickshire, England, about 6 miles (10 km) south-west of central Coventry, 5 miles (8 km) north of Warwick and 90 miles (140 km) northwest of London. It lies on Finham Brook, a tributary of the River Sowe, which joins the River Avon about 2 miles (3 km) north-east of the town centre. The town is noted architecturally for the extensive ruins of Kenilworth Castle, the ruins of Kenilworth Abbey in Abbey Fields park, St Nicholas's Parish Church, and the town's clock tower.

The Clock Tower

The tower, at the end of The Square, was presented to the town in 1906 by G.M.Turner in memory of his wife. The top of the tower was damaged in November 1940 by the land mine which destroyed the nearby Globe Hotel and the surrounding area of Abbey End.

> Development 13,864 (1,288 SQ.M)



Possible Uses

A3 Restaurants/Cafes

A5 Takeaways

A4 Drinking Establishments

A1 Shops

A2 financial/Professional





 53
 sq.ft
 sq.m

 Ground Floor
 985
 91.50

 RENT
 £25,000 per annum

£0

ENERGY PERFORMANCE D(95)

RATES PAYABLE*

Site Plan

THE ALMANACK

RAP & RESTAURANT

SO SI SUNANT

SO SI PLOYAGE

SO SI

Holiday Skiller

Ready for immediate occupancy

SMALLEY PLACE

Ample space car park

BORD CT BURGERS NIMORE

A RURGERS NIMORE

A COFFEE SHOOP

CIAO BELLA

CIAO BEL

SI LIL GREEN

SI BAR

ENT

3 REAL BORRERS

SERVICE STATE OF THE SERVICE



Location

Located five miles from Warwick and Royal Leamington Spa, and six miles South of Coventry.

Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

Electricity and water supplies are laid on with drainage to main sewer.

Energy Performance

Further information available upon request.

Plannina

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

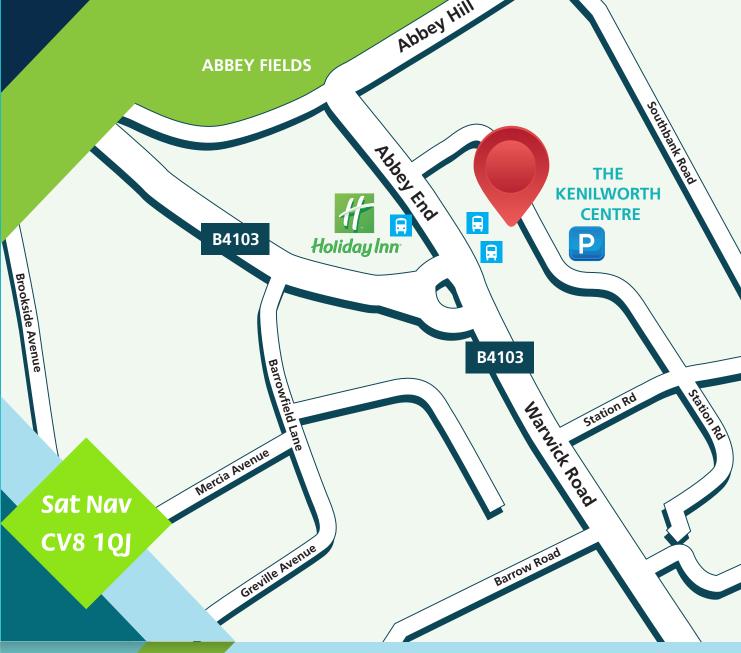
Each party is responsible for their own legal costs in connection with the granting of a lease.

Rates Relief

Rates Payable: £nil (Rating Year 2020/2021)

The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021.

Interested parties are advised to make their own enquiries with the local authority.



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*Potential occupiers to make own enquiries to clarify accuracy of data.

Viewina Strictly via prior appointment with the appointed agents:

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