



M

33-59 & 61-83 Abbey End

///mixed.plenty.voted

Kenilworth, Warwickshire,
CV8 1QJ

Local Occupiers Include



OXFAM

SUBWAY



**DESCRIPTION**

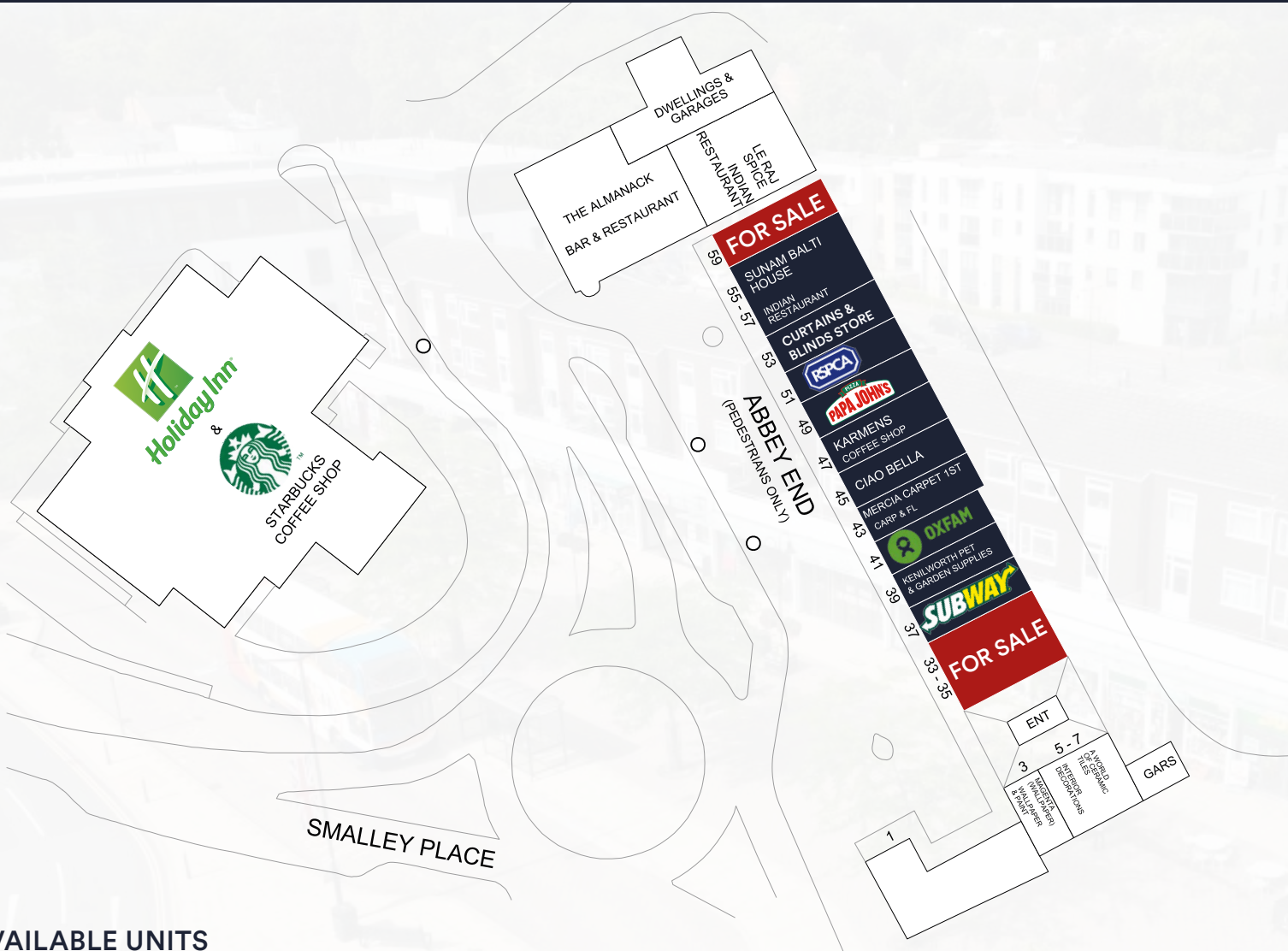
The units are located in a parade of shops fronting Abbey End. Nearby retailers include Almanack Bar & Restaurant, Oxfam, Subway, and other strong independent retailers. The units benefits from a rear dedicated servicebay with pay and display car parking.

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.

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

POSSIBLE USES

- A1 Shops
- A2 Financial / Professional
- A3 Restaurants / Cafes
- A4 Drinking Establishments
- A5 Takeaways



13,864 sq.ft

Total development



12

Lettable units on site



mixed.plenty.voted

What Three Words

AVAILABLE UNITS

UNIT 33-35	sq.ft	sq.m
Ground Floor	1,930	179.3
PRICE	£575,000	
EPC	C (55)	
RATEABLE VALUE	£46,500	

UNIT 59	sq.ft	sq.m
Ground Floor	1,061	89.47
PRICE	£295,000	
EPC	C (55)	
RATEABLE VALUE	£15,750	

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

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.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

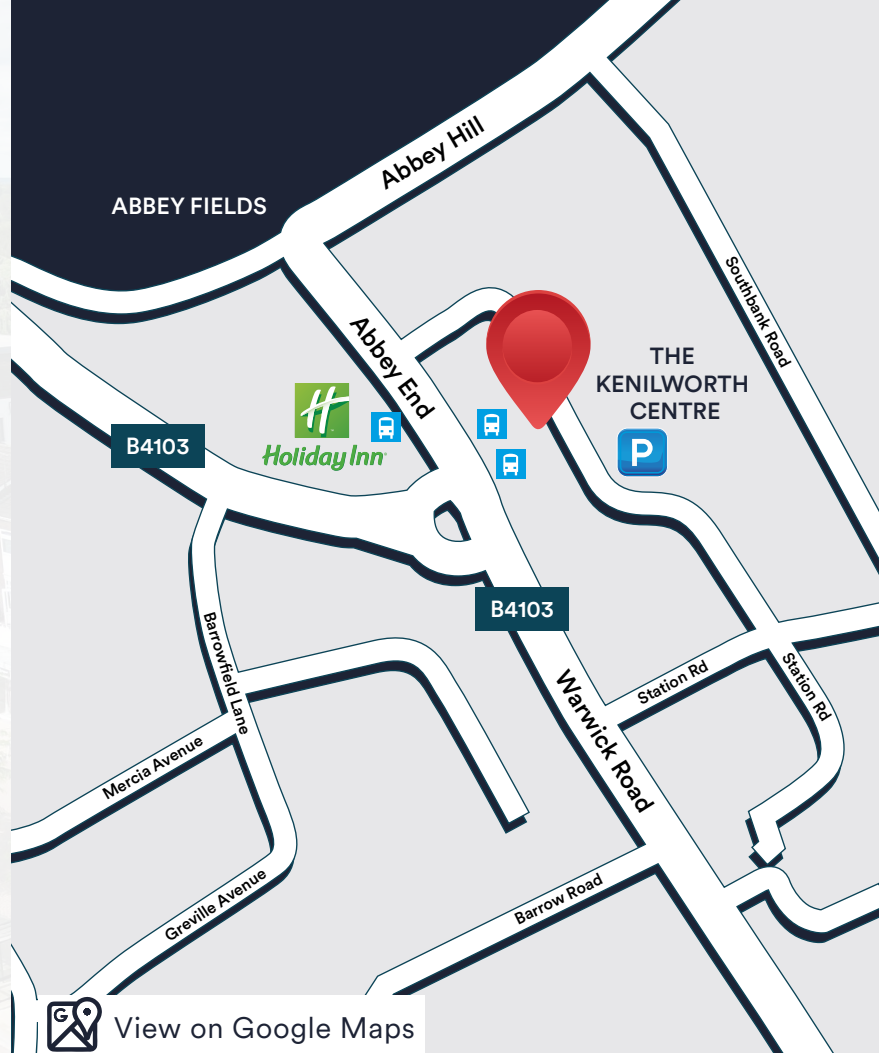
Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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

SERVICES

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



View on Google Maps



LCP.

part of M Core



Barry Flint

07825 138755

BFlint@lcpproperties.co.uk



CREATIVE RETAIL

PROPERTY CONSULTANTS

Ed Purcell

07793 808 974

ed@creative-retail.co.uk

Scott Robertson

07831 856733

scott@creative-retail.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1166 of the Companies Act 2006) associated companies and employees (we) give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/> LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpgroup.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.