

Investment for sale



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59 Abbey End

Kenilworth, Warwickshire,
CV8 1QJ

Local Occupiers Include



OXFAM

SUBWAY



**DESCRIPTION**

Unit 59 is located in a busy parade of shops fronting Abbey End. Nearby retailers include Almanack Bar & Restaurant, Oxfam, Subway, and other strong independent retailers. The unit benefits from a rear dedicated service bay with pay and display car parking. This is an investment for sale and the business will remain unaffected.

UNIT SIZE

Ground Floor - 1,061 sq.ft (89.47 sq.m)

PRICE

Offers of £295,000 plus VAT for the virtual freehold (999yr lease). No head rent will be payable.

TENANCY

The property is let to a private individual operating a Post Office. The existing lease was renewed in 2019 for a term of 10 years without break and the current passing rent is £21,000 pax, exclusive. Further details are available on request.

RATEABLE VALUE

£15,750. We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

SERVICE CHARGE & INSURANCE

£777.54 per annum

ENERGY PERFORMANCE

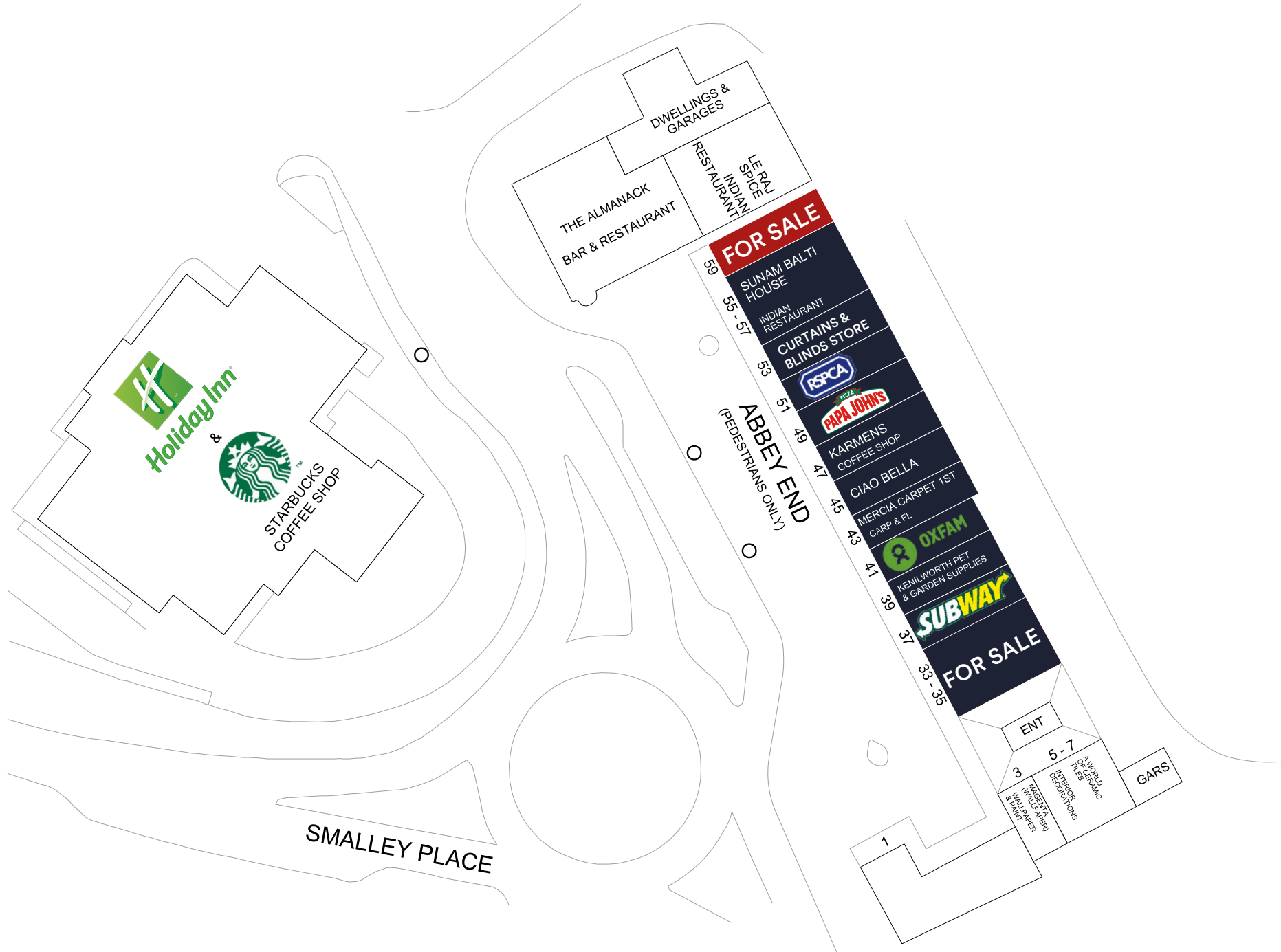
The premises has an EPC rating of 'C' - 55. Valid until November 2031.

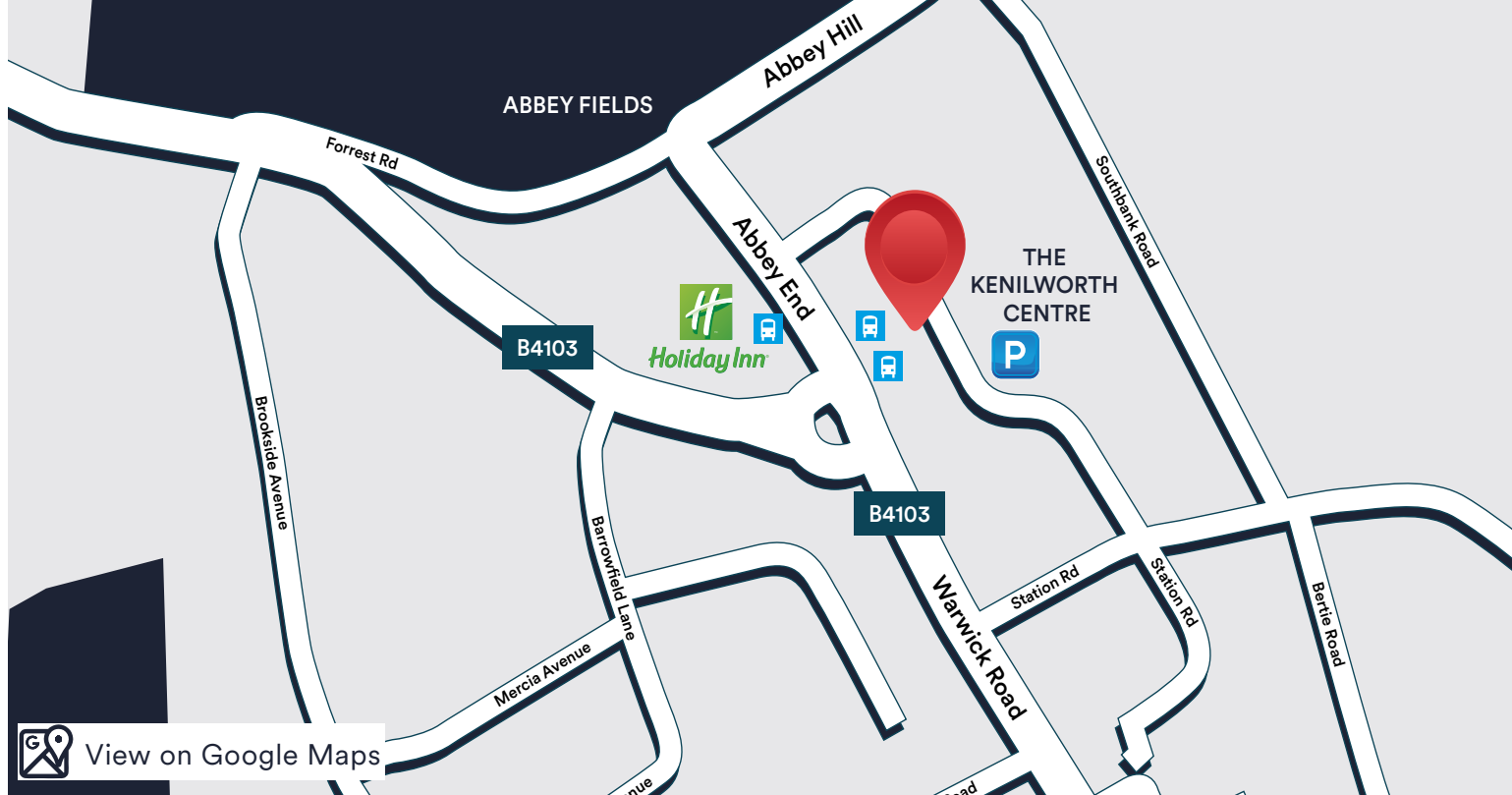
ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction..





 View on Google Maps

Kenilworth is an affluent market town in Warwickshire. Located five miles from Warwick and Royal Leamington Spa, and six miles south of Coventry.



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**Average data taken from research carried out between 7th to 18th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.



LCP.
part of M^{Core}



Barry Flint
07825 138755
BFlint@lcpproperties.co.uk


CREATIVE RETAIL
PROPERTY CONSULTANTS

Matt Pegg
0121 400 0407
matt@creative-retail.co.uk