

TO LET

44 WARWICK ROAD
KENILWORTH, CV8 1HH



RETAIL PREMISES

1,338 sq ft (124 sq m) (Approx. Total Net Internal Area)

- Open plan retail unit
- £24,000 per annum exclusive

LOCATION

The shop is located on Warwick Road, Kenilworth, Kenilworth's main shopping street. The property is situated on the corner of Warwick road and Randall Road.

DESCRIPTION

The property is a single storey lock up shop. To the rear is a kitchen and WC.

ACCOMMODATION

Open plan shop with kitchen, toilets and partitioned room within.

	SQ M	SQ FT
Shop	106.91	1,150.76
Kitchen	17.44	187.72
WC		
TOTAL Approx. Gross Internal Area	124.35	1,338.48

TENURE

Available to let on a new lease of 5 years or more.

RENTAL

£24,000 per annum, exclusive.

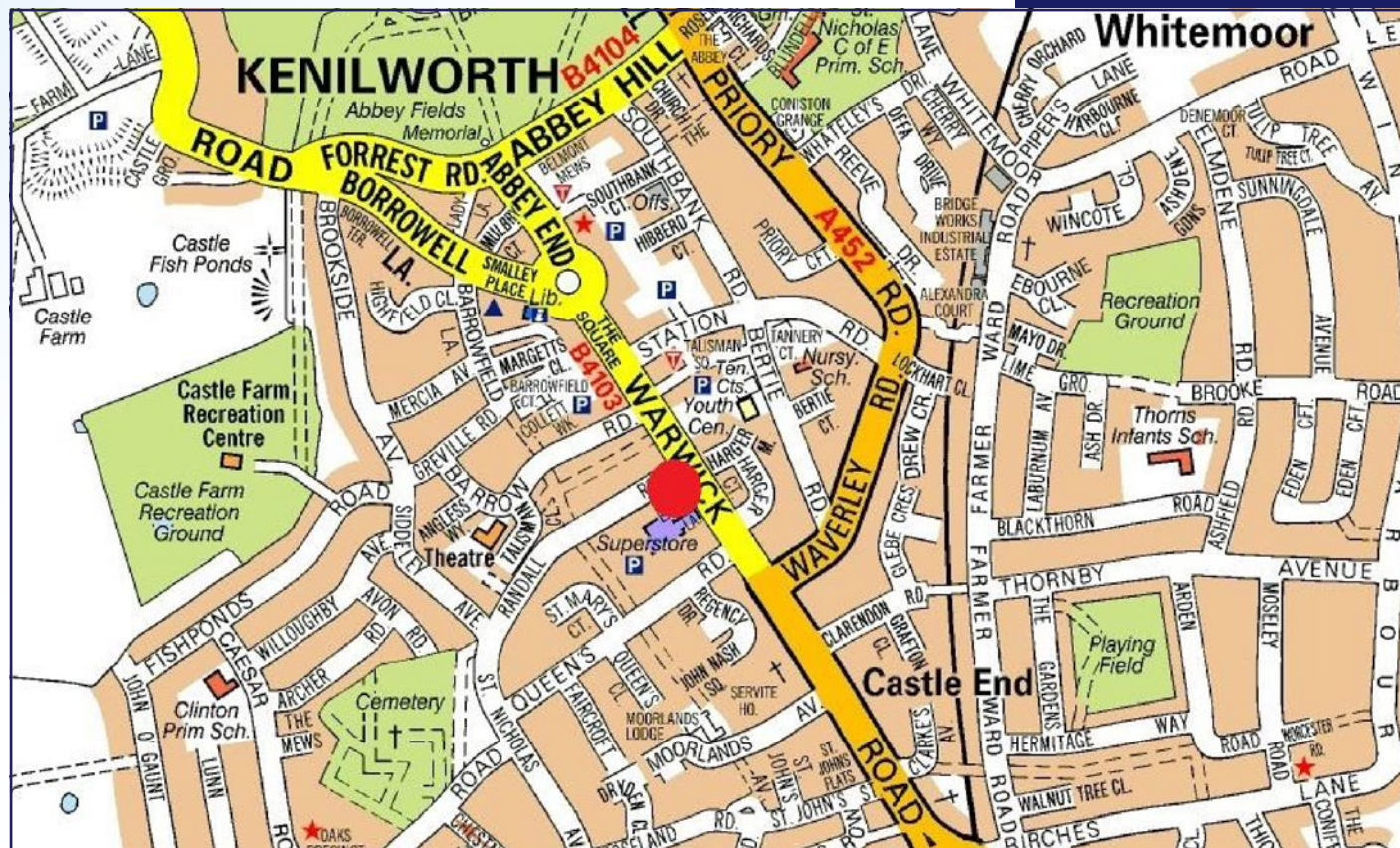
RATES

Listed as Cafe and premises with an RV of £19,500. Interested parties should check the amount payable with the local authority.

PLANNING

We understand the property benefits from E class planning.

POSTCODE: WV10 0LL



SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

EPC

EPC - E (105).

LEGAL COSTS

Each party to pay their own legal costs.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: RA148 Date: 09/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

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