

Suitable for Various Uses (STPP)



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Reeves
commercial property experts

To Let – High Street

Large Retail Premises

5,868 sq.ft (545 sq.m)

2 Warwick Road, Kenilworth, Warwickshire, CV8 1HB

Accommodation

Formerly Iceland, the property benefits from a large shop frontage, and retail area, with sufficient stores available at the rear, accessed via a shutter door from the back of the building, this in turn feeds to the dedicated car park and outward onto the Square West Car Park. The car park provides spaces for approximately 16 cars.

The first floor comprises storage space, offices and staff WC and kitchen facilities.

The accommodation measures: (Gross Figures)

Ground Floor Retail: 2,903 sq.ft

Ground Floor Stores: 1,024 sq.ft

Small Mezzanine Office: 70 sq.ft

First Floor: 1,871 sq.ft

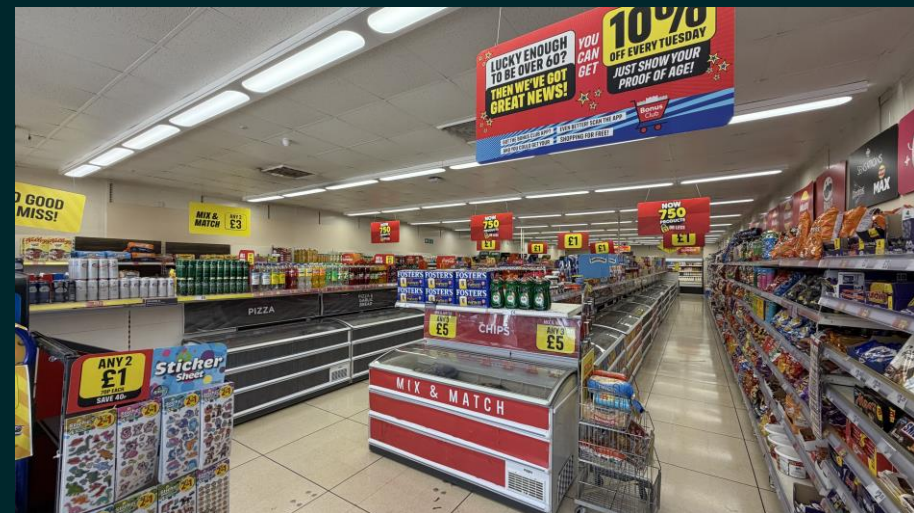
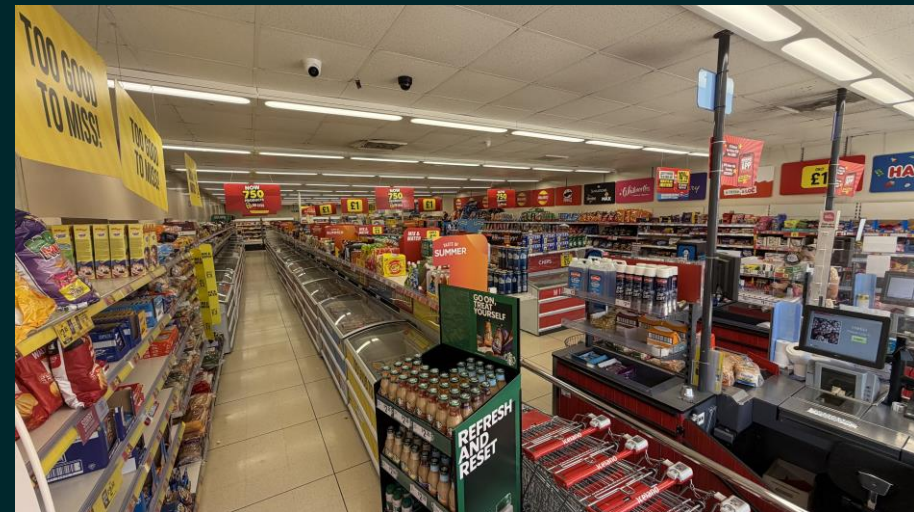
Location

The property is situated in the prime Kenilworth retail pitch, on the west side of Warwick Road, the principal thoroughfare through Kenilworth. It is within close proximity to the Talisman Square shopping centre which feeds though to the Waitrose Store. Immediately to the rear is a large surface car park. Occupiers within the immediate vicinity include; Joe Richards Grocers, Coventry Building Society, Costa Coffee and James Moore.

The location allows for easy transport links via car or public transport to Coventry, Leamington Spa and Warwick.

Tenure

Available on a new lease on an FRI basis, for a term to be agreed.



Services

Mains electricity, water and drainage are connected to the property.

EPC C 74

Planning

Class E

Rent

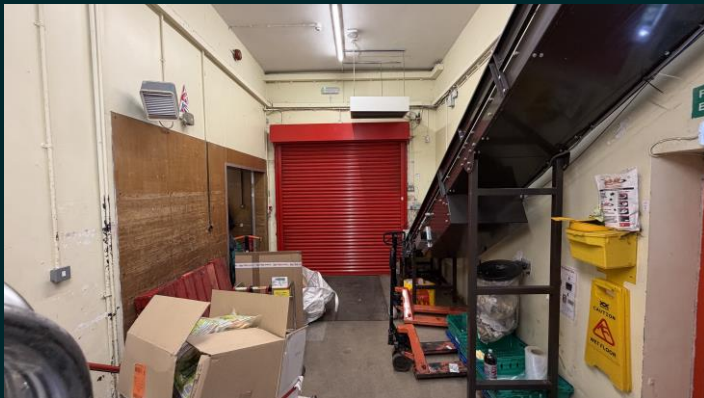
£40,000 per annum (exclusive)

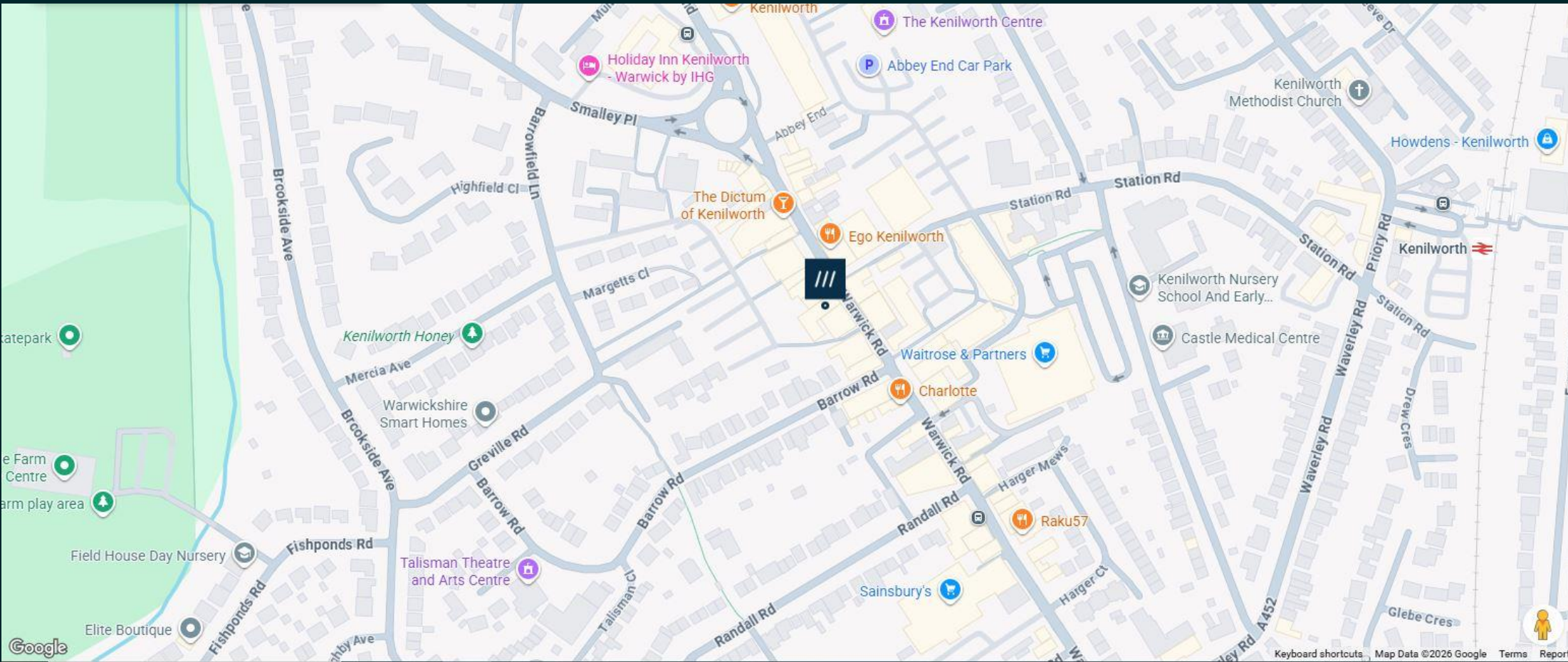
Rates

The rateable value for the current year is £45,250.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction





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3 Olympus Court
Olympus Avenue
Tachbrook Park
Leamington Spa
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For viewing arrangements, contact:

Oliver Shelley 01926 888181

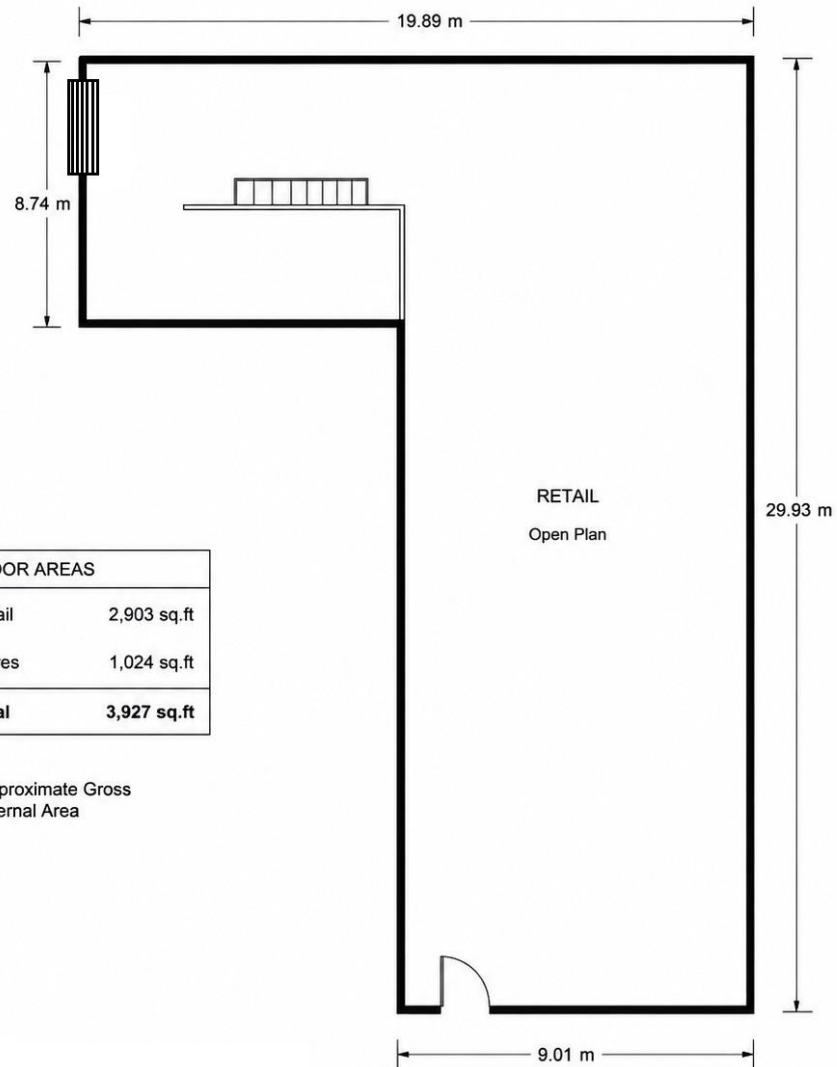
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FLOORPLANS

Ground Floor 2 Warwick Road, Kenilworth

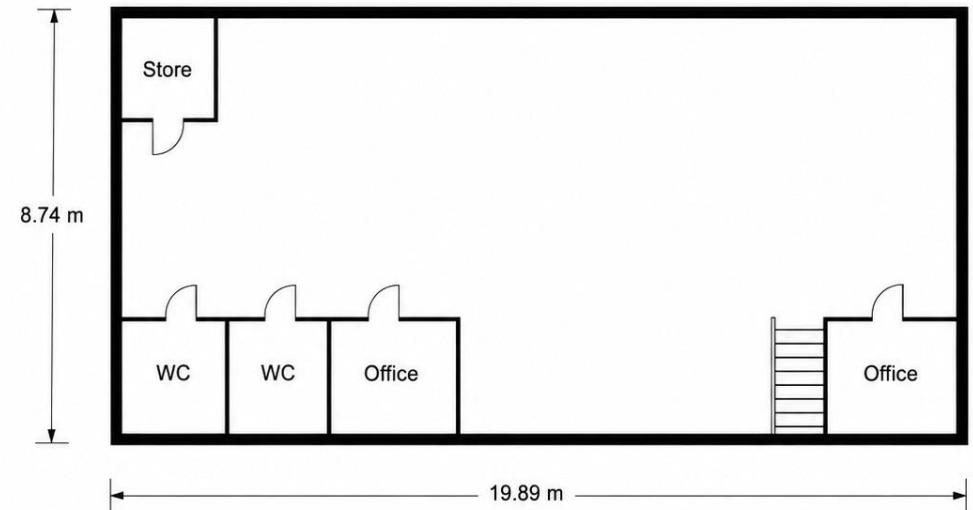


FLOOR AREAS

Retail	2,903 sq.ft
Stores	1,024 sq.ft
Total	3,927 sq.ft

Approximate Gross
Internal Area

First Floor 2 Warwick Road, Kenilworth



FLOOR AREAS

First Floor	1,871 sq.ft
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Approximate Gross Internal Area