

For Lease

Retail Property (High Street)



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# 29 The Square

Kenilworth CV8 1JD

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🏠 3,546 Sq Ft  
💷 £42,500 Per Annum

## Key Features

- Grade II listed building
- Ground floor restaurant
- Prominent high street location
- Located on the corner of Warwick and Station Road
- EPC - B42
- Available August 2024
- Open Plan Reception and Dinning Area
- Modern Restaurant Facilities



29 The Square, Kenilworth, CV8 1JD



## Location

The affluent commuter town of Kenilworth is located in Warwickshire approximately 6 miles from both Coventry and Warwick and 20 miles to the south-east of Birmingham. The A452 and the A46 connect Kenilworth to the M40, M6 and M42 motorways as well as Birmingham International Airport, all within 10 miles of the town. Warwick Parkway Railway Station is also approximately a 10-minute drive away.

The property occupies a prominent position on the principal retail thoroughfare at the junction of The Square and Station Road. The property is located in close proximity to Waitrose and the Talisman Square Shopping Centre which is currently undergoing redevelopment. The property also benefits from substantial public car parking nearby. Nearby occupiers include Waitrose, Lloyds Bank, Boots the Chemist, Superdrug, Iceland, B&M and Halifax.

## Description

A substantial town centre Grade II Listed building converted to a modern restaurant with a dining area, kitchen, back of the house and W/C's. This ground-floor retail unit offers great exposure on Kenilworth High Street. The property benefits from allocated parking on site.

## Business Rates

Rateable Value: £54,000

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## Tenure

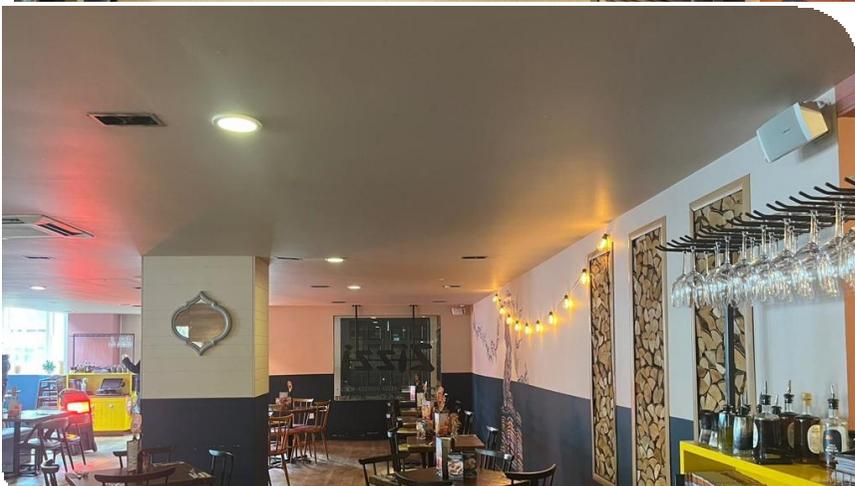
New Fully Repairing and Insuring Lease for a term of years to be negotiated.  
Lease available from 01/08/2024.

## EPC

EPC - B42

## VAT

This property is registered for VAT (Value Added Tax).



**29 The Square, Kenilworth, CV8 1JD**

With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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#### Tom Bromwich

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