

For Lease

Retail Property (High Street)

 **Shine** MEDICAL COSMETIC CLINIC  
www.shinemedicalcosmeticclinic.co.uk



**Hollow  
Grind**

**Hollow  
Grind**

**47 Warwick Road**

Kenilworth, CV8 1HN

**BROMWICH**  
**ARDY**  
024 7630 8900  
www.bromwichhardy.com

 297 Sq Ft  
 £9,600 Per Annum

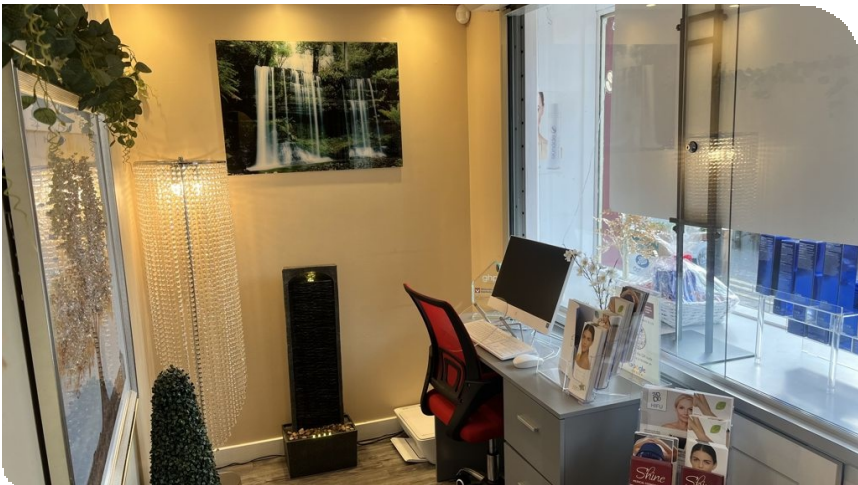


## Key Features

- Situated in Kenilworth's busy town centre
- Includes a kitchen, WC and storage area
- Surrounded by reputable occupiers
- Parking Space Included



47 Warwick Road, Kenilworth, Warwickshire, CV8 1HN



## Location

Kenilworth is a successful town with a population of circa 25,000 people. Being well located just off the A46 there are easy links to the M40 [jct 15] to the south and the M1 / M69 intersection to the north east. The town centre is home to Waitrose, Boots, WH Smiths, Costa, Holland & Barrett, Peacocks, Robert Dyas, Wilko and an extensive range of independent retailers, bars and restaurants. The town railway station in Priory Road opened in early summer 2018 providing rail connection to London and Birmingham via Coventry or Leamington Spa.

## Description

Lock up shop unit - manual security shutters to front door and shop window, laminate floor and suspended ceiling with inset lighting to shop. Kitchen with double drainer sink unit plus storage area.

## Accommodation

Area	Sq Ft	Sq M
Sales	249	23.13
Kitchen & storage	45	4.18
<b>Total</b>	<b>297</b>	<b>27.59</b>

## Business Rates

Rateable Value (2023): £5,900.00

## Tenure

The property is available to let at a rent of £9,600 per annum on flexible lease terms, outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

## EPC

C - 74

## VAT

The property is not registered for VAT (Value Added Tax).

**47 Warwick Road, Kenilworth, Warwickshire, CV8 1HN**



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



### Service Charge

The Landlord maintains and repairs the common parts and the Tenants contribute to a service charge - 47 contributes 11.5% towards these costs.

### 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.



#### Mark Booth

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

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



#### Charlie Glover

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

024 7630 8900

charlie.glover@bromwichhardy.com



47 Warwick Road, Kenilworth, Warwickshire, CV8 1HN

02476 308900 office@bromwichhardy.com www.bromwichhardy.com