

## TO LET GROUND FLOOR SHOP



**48 THE SQUARE, KENILWORTH, WARWICKSHIRE, CV8 1EA**

**RETAIL SHOP SUITABLE FOR A VARIETY OF USES  
PRIME LOCATION IN A STRONG MARKET TOWN**

**UNDERGOING A COMPREHENSIVE REFURBISHMENT TO INCLUDE NEW SHOP FRONT**

**GROUND FLOOR AREA 930 sq ft (86.43 m<sup>2</sup>)**

**RENTAL OFFERS IN THE REGION OF £19,000 PER ANNUM ARE INVITED**

**SUBJECT TO CONTRACT**



## LOCATION

Kenilworth is an affluent market town located 22 miles south-east of Birmingham, 7 miles south-west of Coventry and 5 miles north of Warwick. The town is served by the A46 which provides access at Junction 15 to the M40 motorway.

The subject premises occupy a prominent position on The Square and benefits from a good footfall and is located amongst both multiple and local independent retailers to include Savers, Coventry Building Society, Iceland, Zizzi's and Card Factory.

A Location Plan of the property appears to the rear of these particulars.

## DESCRIPTION

The property comprises a prominent ground floor shop forming part of the former HSBC Bank which will be split to create a self-contained ground floor shop unit to include new shopfront.

Plans of the proposed property appear to the rear of these particulars.



The shop has the following appropriate dimensions and floor areas: -

## ACCOMMODATION

	<b>Imperial</b>	<b>Metric</b>
Ground Floor Sales area	729 sq ft	67.75 m <sup>2</sup>
Ground Floor Office/ Store	88 sq ft	8.16 m <sup>2</sup>
Ground Floor Staff	113 sq ft	10.53 m <sup>2</sup>

A layout plan of the property appears below.

1 car park space will be allocated in the rear car park.

## BUSINESS RATES

From enquiries of Warwick District Council (Tel no. 01926 456760) we are advised the property will require to be reassessed for business rates.

## LEASE TERMS

Rental offers in the region of £19,000 per annum are invited for a new lease term of years to be agreed subject to rent reviews at the expiry of each 3 years. The lease will be drawn on effective full repairing and insuring terms with the tenant to be responsible for the interior and shopfront of the premises with the landlord taking responsibility for the exterior of the property.

## USER

The premises are considered suitable for a variety of uses following recent changes in the Use Classes Order. This now allows the property to be used as a retail shop or for financial and professional services, medical and therapy uses, cafes etc.

## SERVICES

We understand that all main services are available or connected to the property.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC Certificate will be available following the completion of the refurbishment and ahead of the letting of the property.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

## VAT

All rents, prices and other financial information included in these particulars are quoted net of but will be subject to VAT.

## ANTI-MONEY LAUNDERING REGULATIONS

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

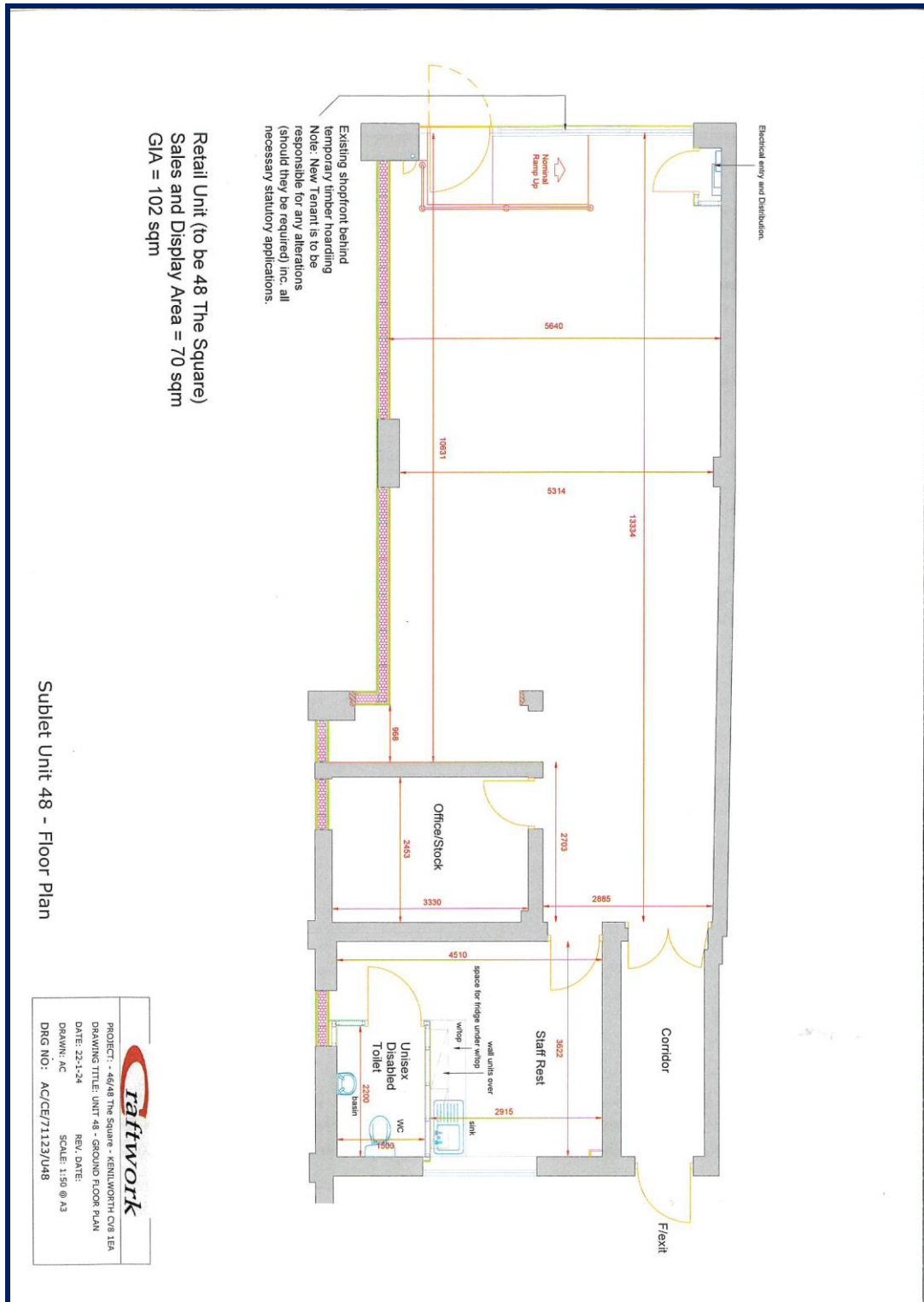
## FURTHER INFORMATION AND VIEWING

For further information and arrangements to view please contact Richard Tilbrook on 01530 417554 or email: [richard@rogeretchells.co.uk](mailto:richard@rogeretchells.co.uk).

KENILWORTH –48 The Square / Retail April 2024

1. Messrs Roger Etchells & Company for themselves and for the vendors or lessor this property whose agents they are give notice that:
2. The particulars are set out in good faith as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer of contract;
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
4. No person in the employment of Messrs Roger Etchells & Company has any authority to make or give any warranty whatsoever in relation to this property;
5. Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position if necessary by taking appropriate professional advice.
6. Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy condition or effectiveness.
7. They have not had the opportunity to inspect any title tenure documentation and intending purchasers or tenants should verify information through their legal advisor.
8. Verbal enquiries only have been made regarding rates/water rates and interested parties are advised to verify figures direct with the appropriate authority.
9. No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.



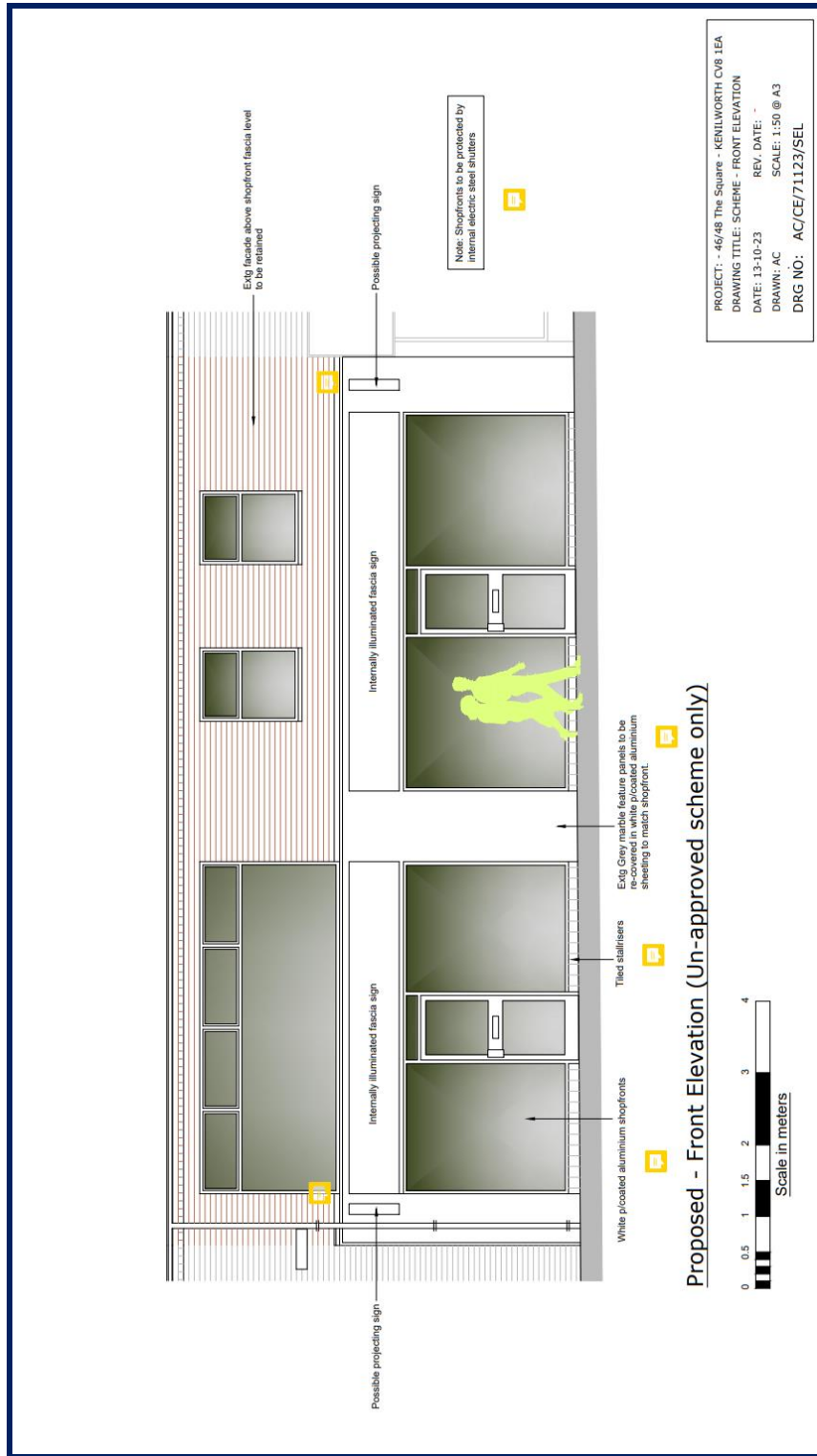


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NOT TO SCALE

FOR IDENTIFICATION PURPOSES ONLY

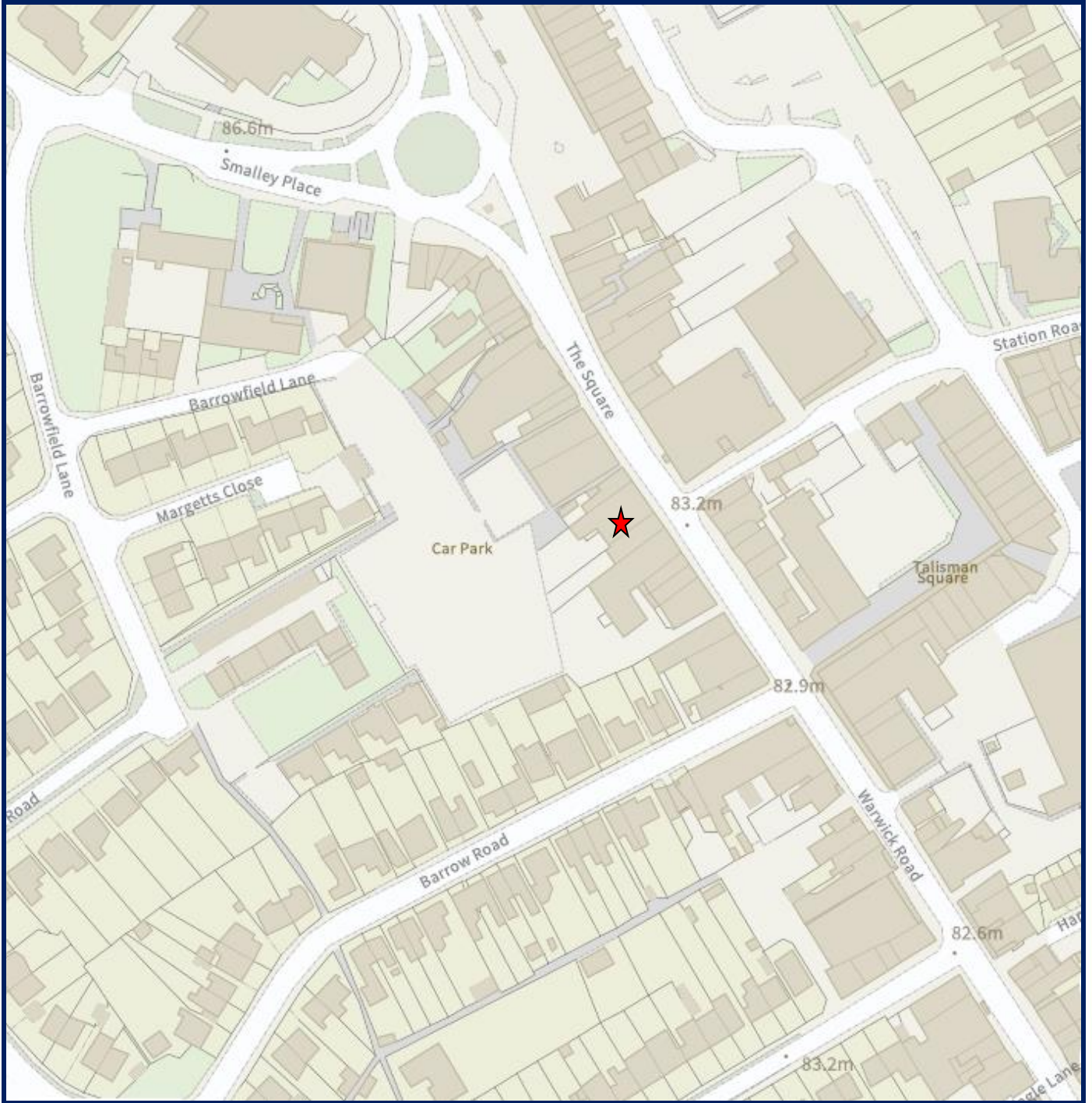


Proposed - Front Elevation (Un-approved scheme only)

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