



For Sale

Station House

12 Station Road • Kenilworth • CV8 1JJ

- Well Presented Victorian Villa, arranged over 4 floors (including Basement) along with 2 Storey Coach House
- Excellent Town Centre Location, close to Amenities and Train Station
- Currently operating as Serviced Office Centre with potential Gross Income of £65,412 Per Annum
- Potential for Residential Conversion STPP
- Accommodation Available:
Total: 2,108 Sq Ft (195.84 Sq M)

Guide Price £550,000

Location

Station House is situated on Station Road, right in the heart of Kenilworth Town Centre and is just moments away from the shops, eateries and coffee shops lining Warwick Road as well as being a short walk away from the recently refurbished Kenilworth Station.

The road itself comprises a mixture of impressive residential dwellings as well as buildings being occupied for commercial uses. The road also provides short-stay pay-and-display parking.

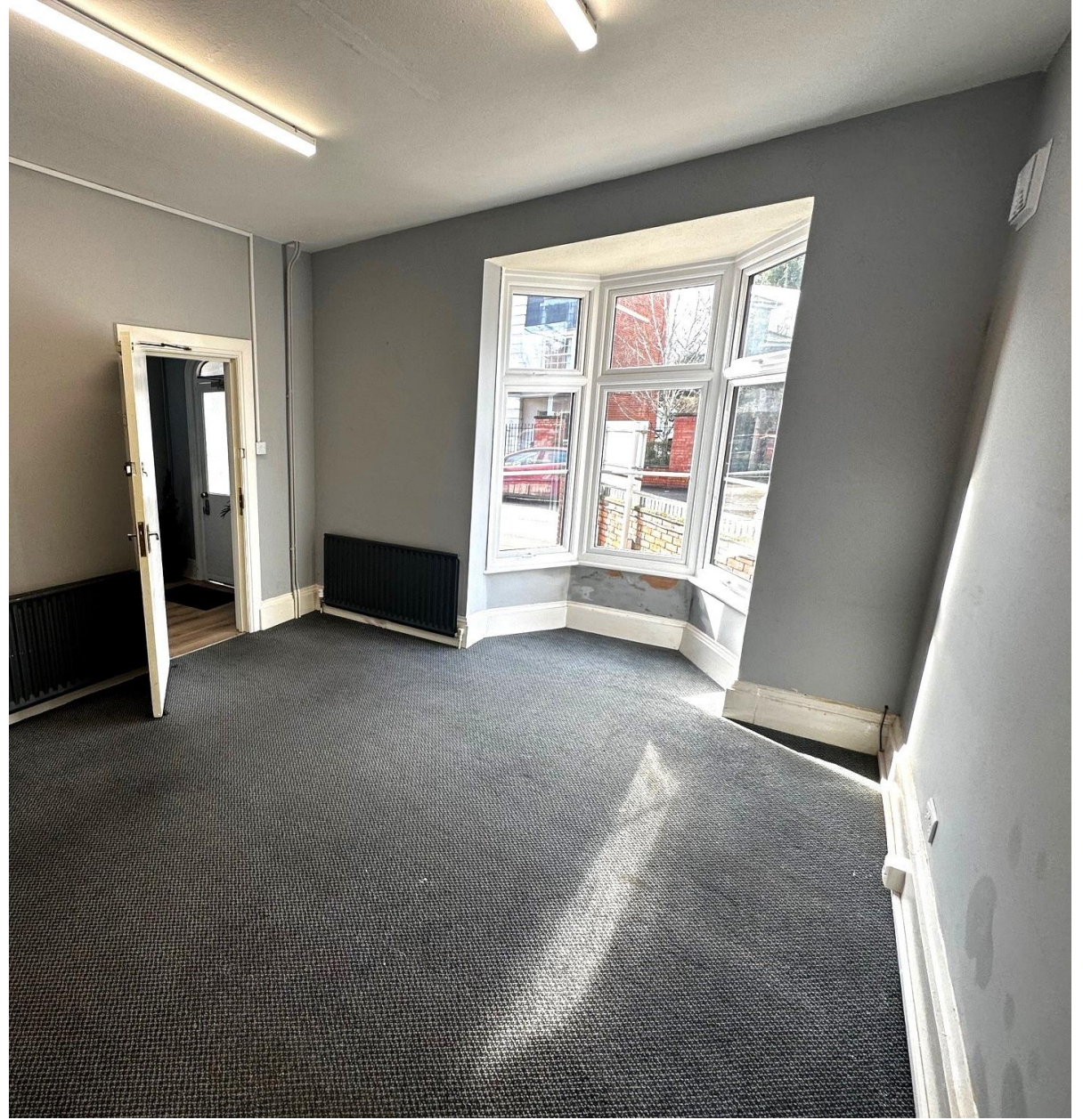
At the top of the road sits a 45,000 Sq Ft Waitrose Supermarket as well as Talisman Square Shopping Centre which provides an attractive retail environment comprising a mixture of major national retailers as well as high-end independents. Notable occupiers include; Costa Coffee, Boots, Anytime Fitness etc.

Kenilworth is a market town located just 15 minutes from Coventry City Centre (c. 5 miles) via the A46 and a similar journey time to Leamington Spa (c. 7 miles). The area is popular amongst commuters and day-trippers, with excellent road links to Birmingham, Leamington Spa and Stratford Upon Avon.

Regular bus and rail services connect to Coventry and Leamington Spa stations, where trains run to London Euston in 60 minutes and 80-90 minutes, respectively. The latter will also deliver you to London Marylebone in around 80 mins.

Sat Nav: CV8 1JJ





Description

The property itself comprises:

- A Detached Victoria Villa and Coach house constructed of traditional brickwork elevations and surmounted, pitched slate roofs.
- Main building arranged over four floors (Basement, Ground, First, Second) Coach house over Ground and first.
- The property was converted approx. 30 years ago and is currently occupied as a serviced office centre (details of which are provided in tenancy schedule).
- General Specification of each office includes; Carpet tile floor coverings, Gas fired central heating, Neutral decoration Lighting, Natural Light. Furthermore, there are Communal WC's at ground floor and on split floor landing.
- The property may suit a residential conversion (subject to planning permission).



Tenancy Schedule

Room	Size (Sq Ft)	Size (Sq M)	Rent (PCM)	Tenancy
1	441	41	£1,092	VACANT
2	183	17	£474	Let to Ruth Voisey, In 3 month rolling notice period
3	160	15	£440	Prime 4 Care, In 3 month rolling notice period
4	159	14.8	£435	VACANT
5	51	1.8	£195	VACANT
6	172	16	£495	Ahead Psychology, in 3 month rolling notice period
7	160	15	£426	Room Psychology, Fixed period ends August 2024
8	159	14.8	£426	United Sports, in 3 month rolling notice period
9	52	4.8	Combined with above	
10	191	17.7	£458	Honest Senior Care, in 3 month rolling notice period
Coach House (Main)	275	25.55	£599	Stillpoint Psychology, Fixed period ends May 2025.
Coach House (2)	105	9.8	£376	VACANT
Total	2,108	195.84	£5,416	

Services

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E (g) (i) general office use purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

The property may be suitable for residential conversion STPP

Business Rates

The property has been assessed on a room-by-room basis and as such, all the rateable values all fall under the small business rates relief threshold (subject to occupier status).

A full breakdown of these can be made available upon request.

Tenure

The property is to be sold freehold subject to the occupational leases as per the tenancy schedule within these details.

The agreements are drawn on an inclusive basis and the rents are inclusive of utilities, building maintenance charge, insurance as well as the actual rent. It does not include business rates or data & caballing.

A copy of the tenancy agreement can be made available upon request.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Price

Guide Price £550,000 (Five hundred and fifty thousand pounds) excl.

We are advised VAT is not applicable.

EPC

To Follow.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the joint agents:

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