

To Let

Unit A Talisman Shopping Centre

Warwick Road • Kenilworth • CV8 1JB

- First Floor Office / Retail Accommodation
- Accommodation Available:
780 sq ft (72.46 sqm)

Rent £9,500 pax



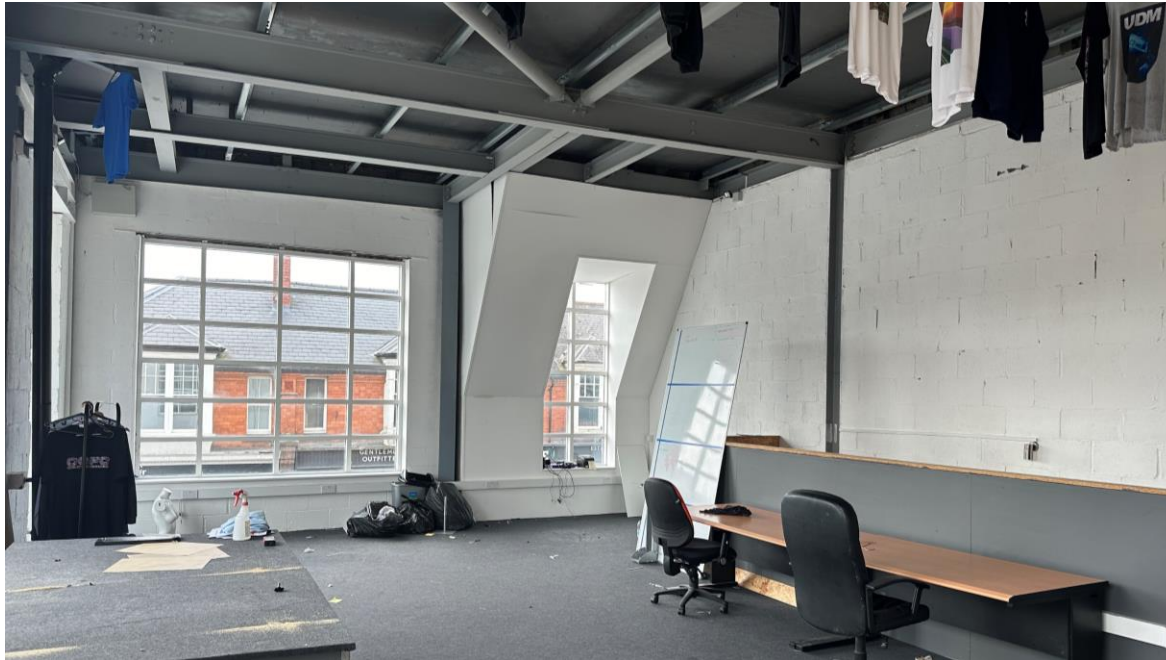
Location

Located in the heart of the Market Town of Kenilworth at the entrance to the Talisman Shopping Centre which is anchored by such retailers as Waitrose, WH Smith and Boots The Chemist.

Description

Specification Includes:

- Accessed directly off Warwick Road via staircase.
- First Floor open plan room (11.3m, x 6.84m).
- Suitable for standalone office accommodation or potentially retail, subject to planning consent.
- Perimeter trunking, spotlights, double glazed windows, kitchen sink, toilet facility.



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 purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

Business Rates

The premises will be assessed for rates purposes but it is not anticipated that rates will be due in respect of the premises.

Service Charge

A service charge will be levied to cover a proportion of party costs for this scheme as a whole.

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.

Lease

Available for a period of 3 years or more.

Rent

£9,500 per annum exclusive.

EPC

B38 - A copy can be made available upon request.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Bill Wareing FRICS

T 01926 430700 • M 07715 001018

E bill.wareing@wareingandcompany.co.uk



Wareing & Company

38 Hamilton Terrace, Holly Walk,
Leamington Spa Warwickshire CV32 4LY

www.wareingandcompany.co.uk

