



M

33-59 & 61-83 Abbey End

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Kenilworth, Warwickshire,
CV8 1QJ

Local Occupiers Include



**DESCRIPTION**

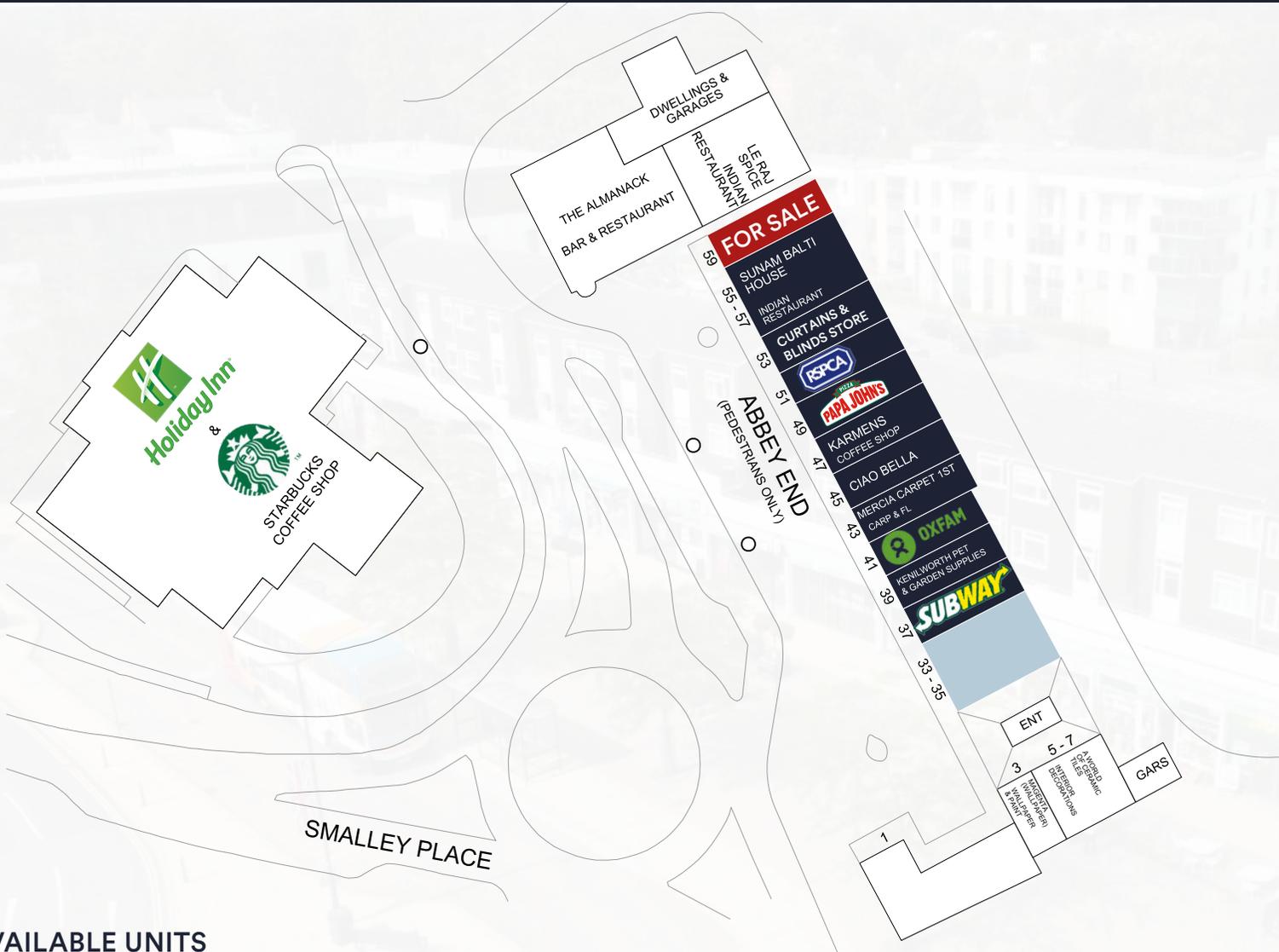
The units are located in a parade of shops fronting Abbey End. Nearby retailers include Almanack Bar & Restaurant, Oxfam, Subway, and other strong independent retailers. The units benefits from a rear dedicated servicebay with pay and display car parking.

Kenilworth is a market town and civil parish in Warwickshire, England, about 6 miles (10 km) south-west of central Coventry, 5 miles (8 km) north of Warwick and 90 miles (140 km) northwest of London. It lies on Finham Brook, a tributary of the River Sowe, which joins the River Avon about 2 miles (3 km) north-east of the town centre. The town is noted architecturally for the extensive ruins of Kenilworth Castle, the ruins of Kenilworth Abbey in Abbey Fields park, St Nicholas's Parish Church, and the town's clock tower.

- Affluent market town
- Alongside other strong independent retailers
- Rear dedicated service bay
- Pay and display car parking

POSSIBLE USES

- A1 Shops
- A2 Financial / Professional
- A3 Restaurants / Cafes
- A4 Drinking Establishments
- A5 Takeaways



13,864 sq.ft
Total development



12
Lettable units on site



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What Three Words

AVAILABLE UNITS

UNIT 33-35	sq.ft	sq.m
Ground Floor	1,930	179.3
PRICE	£575,000	
EPC	C (55)	
RATEABLE VALUE	£46,500	

*Potential occupiers to make own enquiries to clarify accuracy of data.

LOCATION

Located five miles from Warwick and Royal Leamington Spa, and six miles South of Coventry.

SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

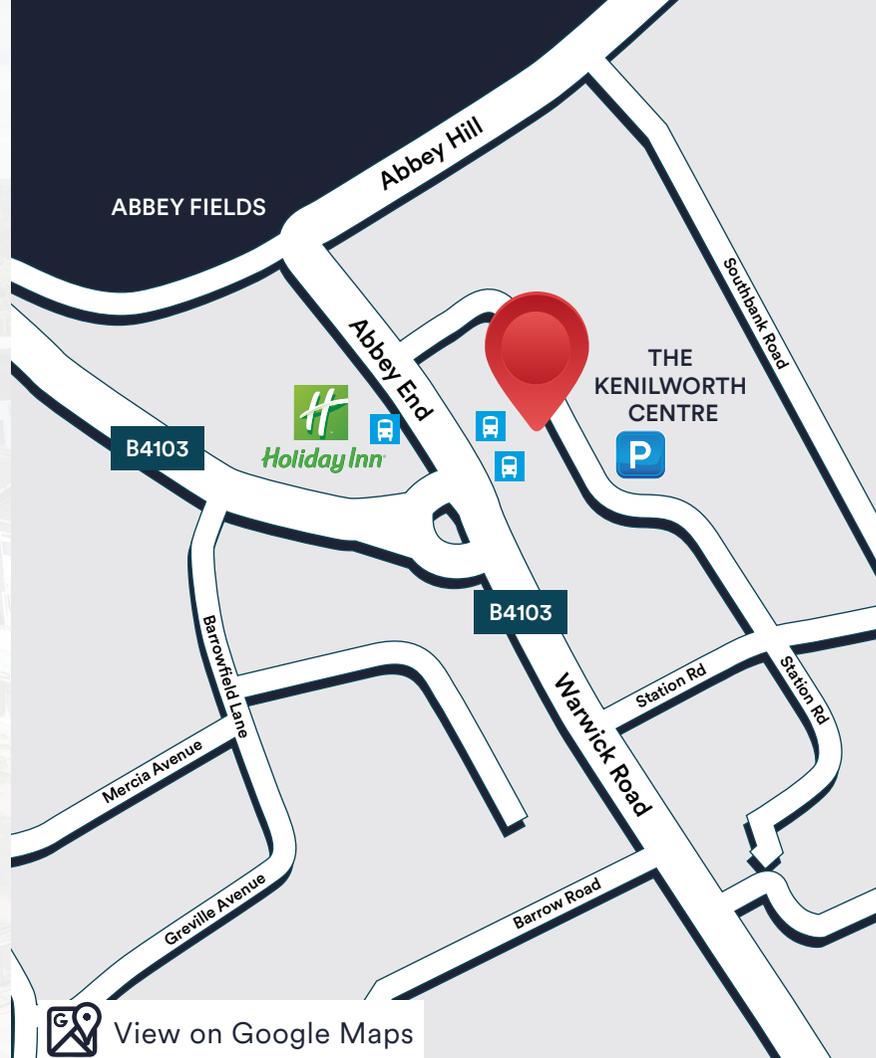
Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.



View on Google Maps



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