

FOR SALE BERKELEY HOUSE

Kenilworth CV8 1EB



Prime mixed use freehold
investment in central Kenilworth

3,787 sq ft
(351.82 sq m)

BROMWICH
HARDY
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PRIME MIXED USE FREEHOLD INVESTMENT IN CENTRAL KENILWORTH

3,787 sq ft (351.82 sq m)

Purchase price
£950,000

Net yield
8.13%

Purchaser costs
5.69%

PROPERTY HIGHLIGHTS

- Prime town centre location
- Retail and office accommodation
- Versatile office spaces ranging from 145 sq ft to 800 sq ft
- Passing rent £81,611 p.a.
- 100% occupancy
- Long term tenants
- Situated close to major retailers including Greggs, Specsavers and Costa
- Offers in the region of £950,000 subject to contract, reflecting a net initial yield of 8.13% assuming purchaser's costs of 5.69%



Berkeley House
6 The Square
Kenilworth
CV8 1EB



waters.words.doors

LOCATION

Berkeley House occupies a prominent position in The Square, at the heart of Kenilworth, one of Warwickshire's most desirable and well-connected towns.

Surrounded by historic architecture, independent retailers, cafés, and essential amenities, the property benefits from a thriving town centre environment with consistent footfall and strong local engagement. This strategic position offers high visibility for businesses and easy accessibility for clients, tenants and staff.



DESCRIPTION

Berkeley House is a prominent three-storey commercial property, serving as a multifunctional business centre with ground floor retail. The property presents a rare opportunity to acquire a freehold mixed-use asset in one of Warwickshire’s most attractive town centre locations.

The building comprises two ground-floor retail units, currently let to long-standing tenants, providing a strong stable income. The upper floors are arranged as a series of well-appointed office suites, meeting rooms, kitchens, and W/Cs, offering versatile workspace suitable for a range of occupiers, from SMEs and professionals to serviced office providers.

ACCOMMODATION

Name	sq ft	sq m
Berkeley House	2,547	236.62
Tree House Bookshop	752	69.86
Enhanced Mobility	488	45.33
Total	3,787	351.82

Please see tenancy schedule (page 5)

TENANCY SCHEDULE

Area	Tenant	Lease (years)	Term (Start Date)	Term (End Date)	Rent (p.a.)	Comments
Shop 1	Tree House Bookshop	4	06/04/2015	31/03/2029	£16,037	-----
F9	SALT + BEAR Pilates	5	01/03/2023	29/02/2028	£5,086	Break: 01/09/26
S1	Blue City Aviation	Rolling/ annual	-----	-----	£3,856	Break: Every 6 months
Shop 2	Enhanced Mobility	10	01/03/2023	28/02/2033	£11,482	Break: 05/03/28
S2	Jester Consulting	Rolling/ annual	-----	-----	£3,682	Break: Every 6 months
F7/F8	The Coram Group	5	01/05/2025	30/04/2030	£5,280	Break: 01/05/26, 1 month notice thereafter
F2/F3/F6/S2/S3/S4	C4FF	5	03/12/2023	02/12/2028	£23,798	Can subcontract their offices subject to notice
F10 - Meeting Room	C4FF/BH	N/A	-----	-----	£1,200	-----
F1/F4/F5	GBS Procure	4	31/07/2025	31/07/2029	£8,880	Break: 31/08/26
Car Park			-----	-----	£2,310	-----
					Total £81,611	

* Please note

The current owner benefits from virtual tenants who register their business to the property address. This currently generates approximately £5,000 pa, which we have not included in the overall rental figure.



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VIEWING

By appointment through the sole agent.



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TENURE

The site is available Freehold under title number WK475933.

EPC

Berkeley House - D
The Tree House Bookshop - E
Enhanced Mobility - D

VAT

The property is not VAT registered.

LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in this transaction.

ANTI MONEY LAUNDERING

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.

