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For Sale **£350,000**

Freehold Mixed Use Investment

1,430 sq.ft (133 sq.m)

74 & 74A Whitemoor Road, Kenilworth, Warwickshire, CV8 2BP

Accommodation

The property is a two-storey mid terrace building comprising ground floor lock up shop with a one-bedroom flat above, on a large plot.

The ground floor retail unit is fitted out to an attractive standard, trading as a café, whilst the first floor has been recently refurbished, providing a large living room and sizeable kitchen.

The approximate floor areas are as follows:

Ground Floor Lock Up Shop: 835 sq.ft (77.6 sq.m) (net internal area)

First Floor Flat: 595 sq.ft (55.36 sq.m) (gross internal area)

Car parking to the front with private car parking and yard to the rear, for the use of the commercial tenant.

Location

The subject property is located on Whitemoor Road in a neighbourhood parade of shops in an attractive residential area to the east of Kenilworth town centre, which includes a number of complementary occupiers.

Kenilworth is an affluent Warwickshire market town, with Leamington Spa five miles to the south and Coventry lies six miles north east.

Tenure

The property is to be sold freehold with the benefit of a 2 years remaining on an FRI lease on the ground floor at a rent of £16,500 per annum.

The first floor flat is let on an Assured Shorthold Tenancy producing £850 per calendar month.

Total income is £26,700 per annum.

Services

Mains electricity and water are connected.

EPC 74: C 62

74A: E 47

Planning

Ground Floor: Class E (formerly A1 Retail)

First Floor: C3 (Residential)

Price

£350,000

VAT

VAT will be payable on the purchase price.

Rates

Ground Floor: The rateable value for the current year is £5,400.

First Floor: Council Tax band A

Legal Costs

Each party to bear their own costs incurred.

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