

# INVESTMENT FOR SALE

(Business Unaffected)

33-35 Abbey End, Kenilworth, CV8 1QJ



## LOCATION

Kenilworth is an affluent market town in Warwickshire. Located five miles from Warwick and Royal Leamington Spa, and six miles South of Coventry.

## DESCRIPTION

Unit 33-35 is located in a busy parade of shops fronting Abbey End. Nearby retailers include **Loungers**, **Papa John's**, **Subway**, and other strong independent retailers. The unit benefits from a rear dedicated service bay with pay and display car parking.

## ACCOMODATION

The premises comprise of the following approximate floor areas:

**Ground Floor Sales:** 179.3 m<sup>2</sup> 1,930 sq ft

## TENANCY

The property is let to a private individual operating an all-day offer Café/Bar and Restaurant. The existing lease runs from **May 2014 for a term of 21 years**, without break, expiring in May 2035. The passing rent is **£41,000 pax, exclusive**. *Further details are available on request.*

## EPC

The premises has an EPC rating of 'C'- 55, Valid until November 2031.

## SERVICE CHARGE

There is an annual service charge of **£1,414.38**.

## PROPOSAL

**We are seeking offers of £575,000, exclusive, plus VAT** for the virtual freehold (999yr lease). No head rent will be payable.

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**RATEABLE VALUE** £46,500  
**(2023 Assessment)**

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the Sole Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

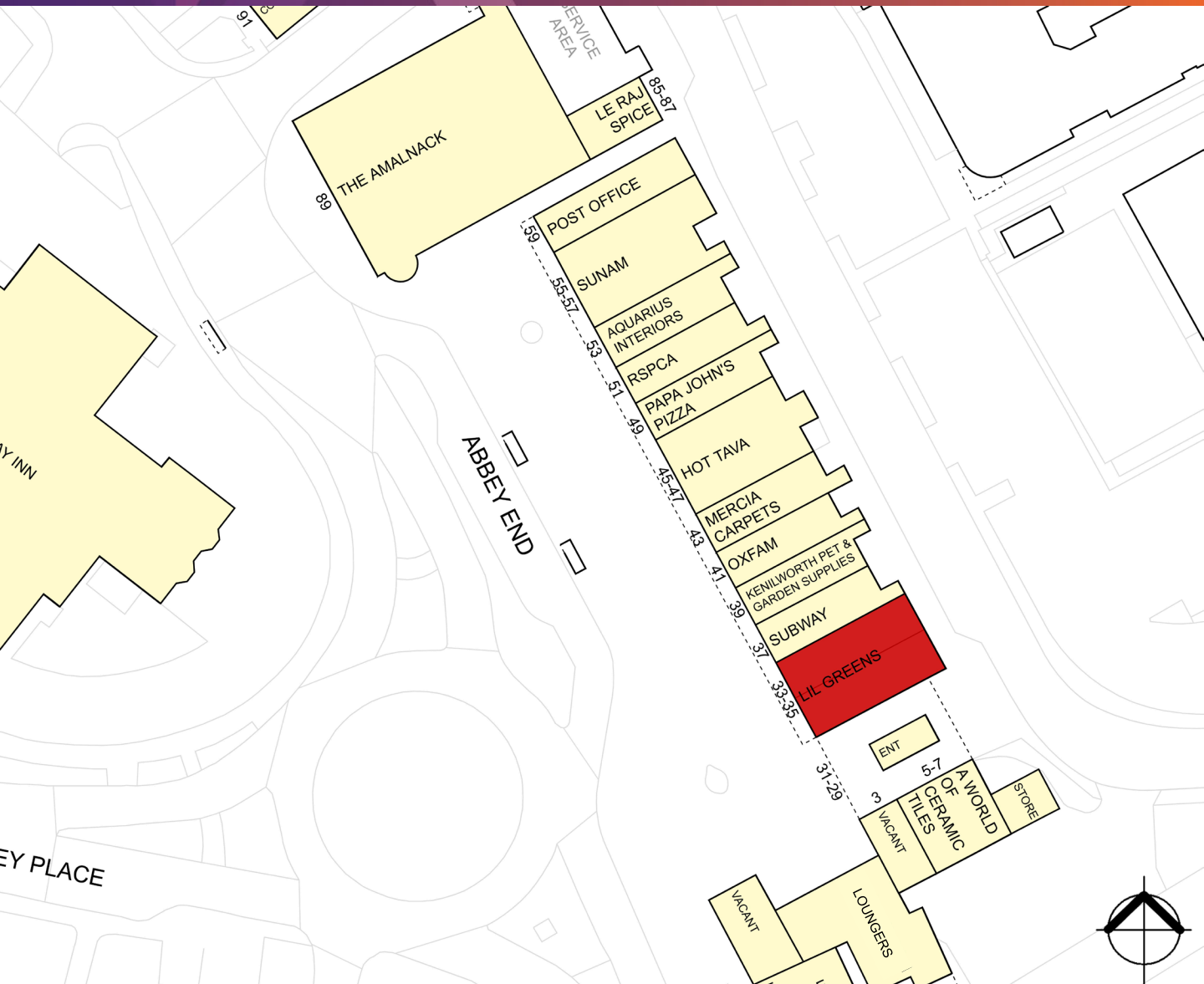
  
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