

FOR SALE



184 Warwick Road, Kenilworth CV8 1HU



Area

Approx 594 sq ft



Price

£250,000



Train

Kenilworth



Office

Currently used as a studio
and office

LOCATION

The property occupies a prominent position on Warwick Road, one of Kenilworth's principal commercial thoroughfares, close to the town centre and its range of shops, cafés and amenities. Kenilworth railway station is readily accessible, while the A46 provides convenient connections to Coventry, Warwick, Leamington Spa and the wider motorway network.

DESCRIPTION

The property consists of approx 594 sq ft and is currently used as a design and creative studio falling within Use Class E. Presented in good order and configured over ground and first floor there is also a garden area to the rear. Planning consent has been granted for conversion to a one bed home with the Local Planning approval reference W/25/0797.

TERMS

The freehold is available with the benefit of Vacant Possession.
£250,000

LEGAL COSTS

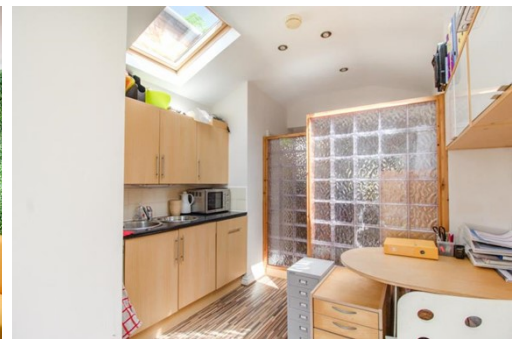
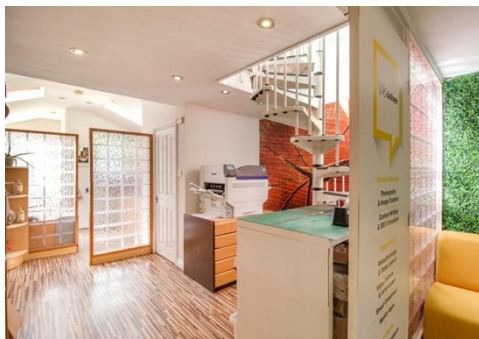
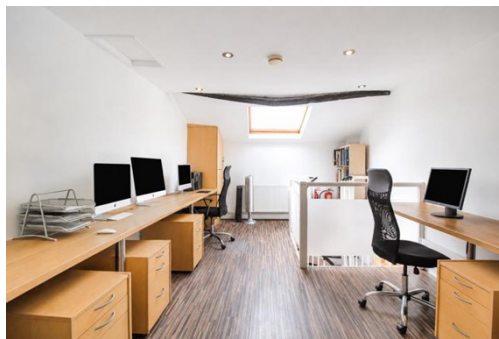
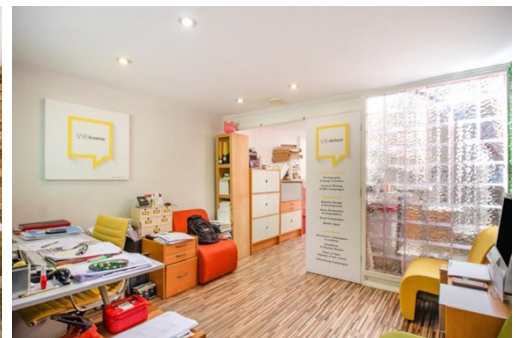
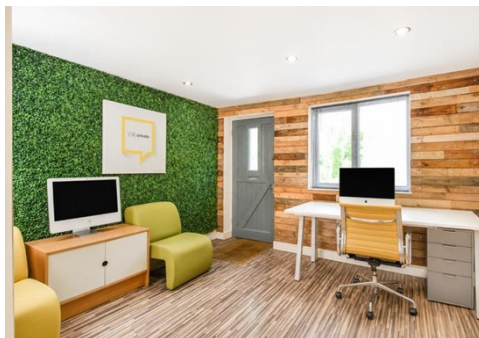
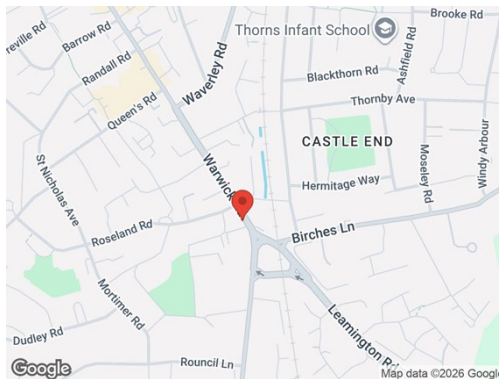
Each party to bear their own legal costs incurred in the transaction.

RATES

According to the Valuation Office, the Rateable Value is £9,000 per annum. Interested parties are encouraged to make their own enquiries with Warwick Council.

EPC

For further information please contact:
hello@obre.co.uk



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