

**PRIME MIXED-USE INVESTMENT**



**4 PARK ROAD, KENILWORTH, CV8 2GF**

For Sale: Offers in the region of £625,000      2,000 sq ft (185.81 sq m)

## Description

---

A well-presented mixed-use investment comprising two ground floor retail units, two self-contained flats above, and additional basement storage. The property also benefits from a garage and off-street parking, providing a versatile and income-generating freehold opportunity. Fully let and producing £44,160 per annum, this asset offers stable returns in a popular location.

## Summary

---

- Freehold investment opportunity
- Fully let at £44,160 per annum (7.1% yield)
- Rear parking Included
- Future residential development potential
- Strong mixed-use location
- Two self-contained flats above
- Two ground floor retail units

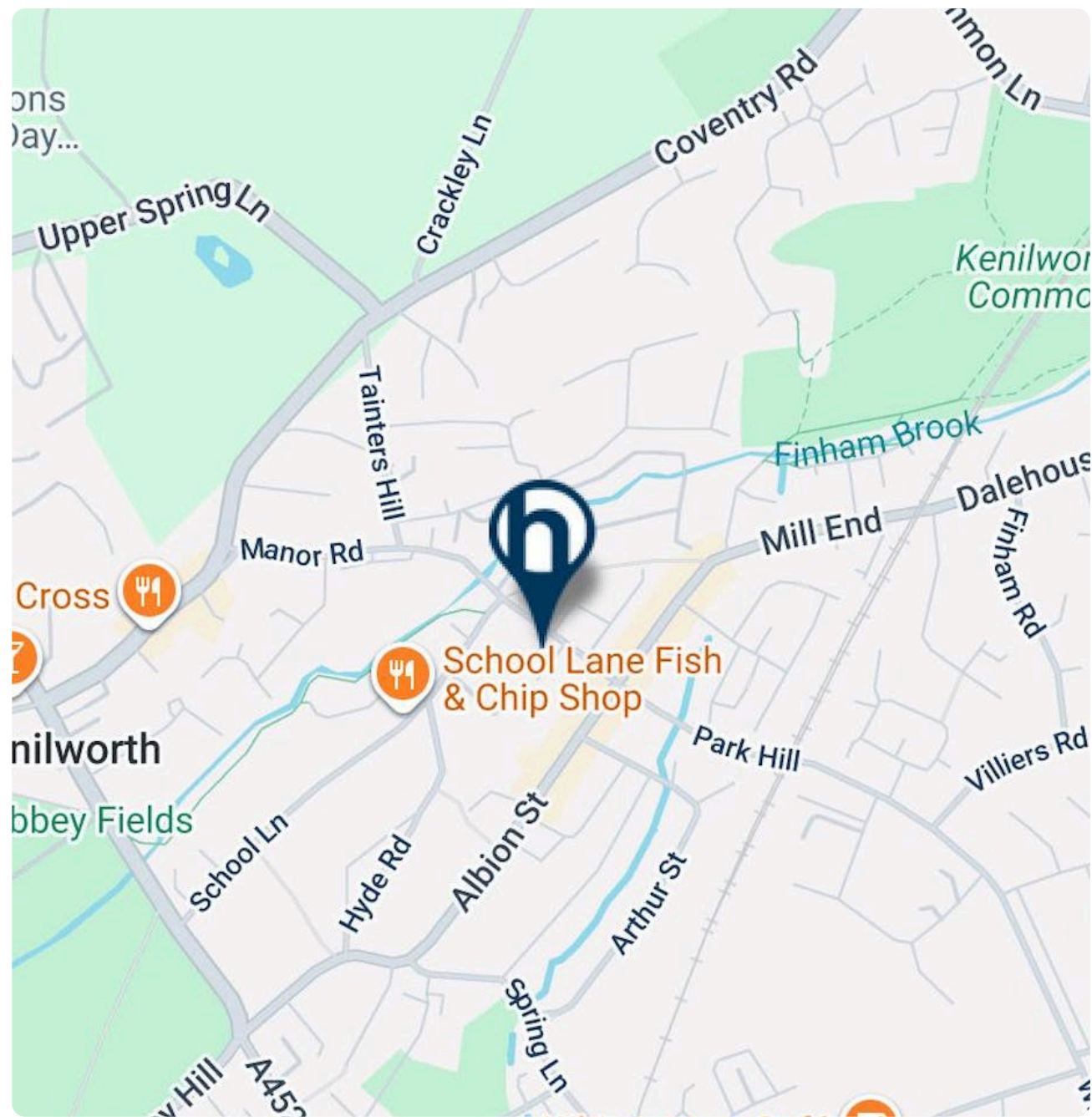


## Location

---

The property is situated on Park Road in a well-established mixed-use area, benefiting from local amenities and strong transport links. The position provides convenient access to the town centre and surrounding residential catchment, making it attractive to both retail and residential occupiers.

4 Park Road is 0.7 miles from Kenilworth train station and is close to M40, M6 and A46.



### 4 PARK ROAD, KENILWORTH, CV8 2GF

For Sale: Offers in the region of £625,000

2,000 sq ft (185.81 sq m)

**GALLERY**



**4 PARK ROAD, KENILWORTH, CV8 2GF**

For Sale: Offers in the region of £625,000      2,000 sq ft (185.81 sq m)

GALLERY



**4 PARK ROAD, KENILWORTH, CV8 2GF**

For Sale: Offers in the region of £625,000      2,000 sq ft (185.81 sq m)



**4 PARK ROAD, KENILWORTH, CV8 2GF**

For Sale: Offers in the region of £625,000      2,000 sq ft (185.81 sq m)



Total area: approx. 248.3 sq. metres (2673.1 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

## ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit - Hairdressers	438	40.69	-	Available
Unit - Barbers	460	42.74	-	Available
Basement	131	12.17	-	Available
1st - Floor - Apartment 1	573	53.23	-	Available
1st - Floor - Apartment 2	398	36.98	-	Available
<b>Total</b>	<b>2,000</b>	<b>185.81</b>		

## TERMS

The freehold interest is available for sale at a guide price of £625,000, reflecting a fully let income of £44,160 per annum.

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent  
Bromwich Hardy.

## CONTACT



**Tom Lea**  
07340 841 310  
02476 308 900  
tom.lea@bromwichhardy.com



**Charlie Glover**  
07806 767 073  
02476 308 900  
charlie.glover@bromwichhardy.com

## Award winning commercial property advice from the team you can trust

- Commercial Agency Advice
- Sales
- Lettings
- Development Advisory
- Complete Property Management Services
- Professional Services
- Lease Renewals
- Rent Reviews
- Valuation Advice

Read our latest Barometer

