

# FOR SALE

## Ground Floor Cafe Plus 2 Bed Flat Investment

74 Whitemoor Road  
Kenilworth  
CV8 2BP

### Property Highlights

- Ground floor café premises plus first floor 2-bedroom flat (let separately).
- Prominent neighbourhood location.
- Well established business.
- Total rental income £27,240 per annum.

Ground floor Sales Area:  
**405 sq ft (37.62 sqm)**

Price (excl vat):

**£365,000 subject to  
occupational ground floor  
lease and first floor residential  
tenancy**



  
Wareing & Company

## Location

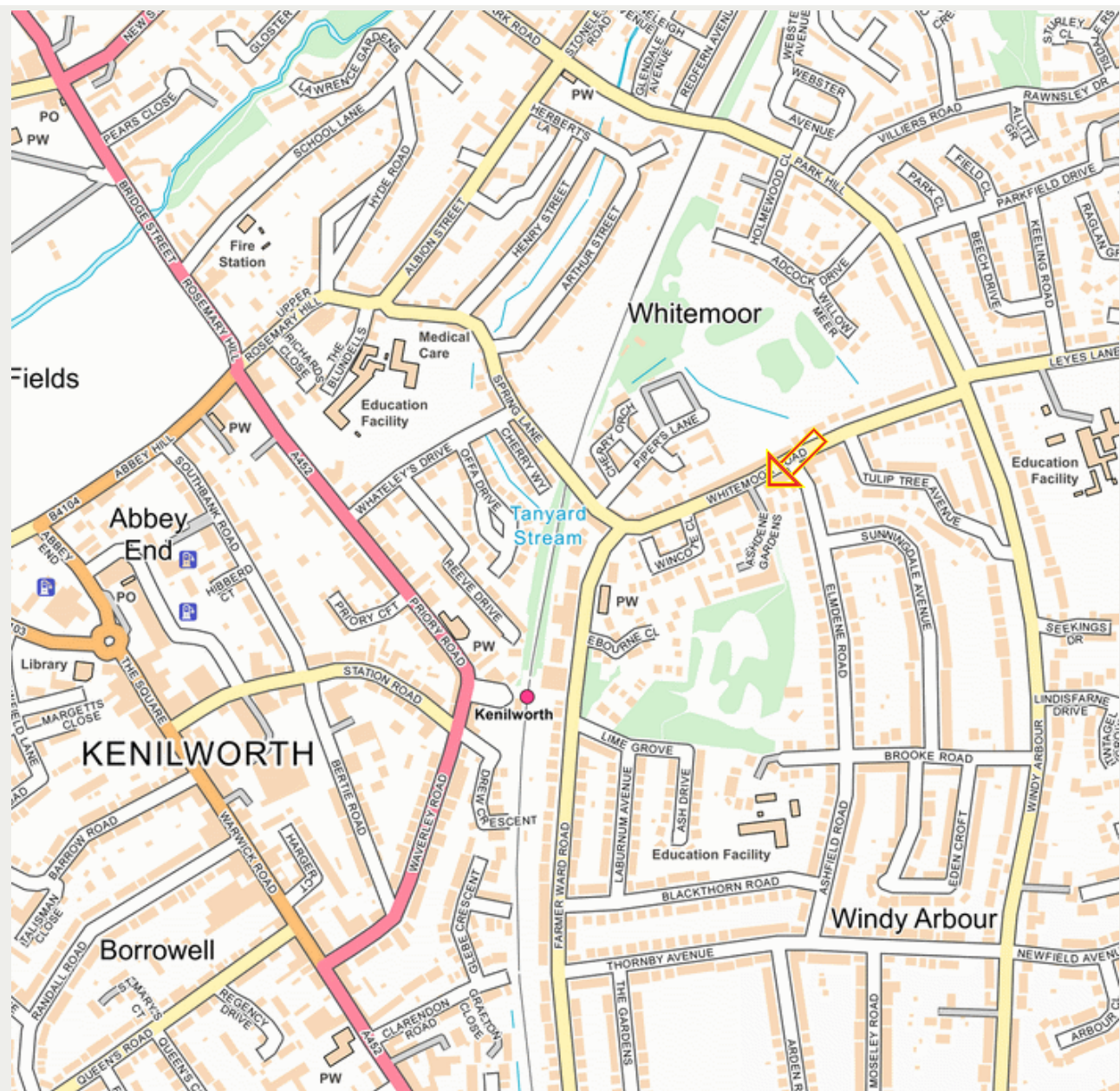
The property is located in Whitemoor Road in the suburb of Kenilworth, in a predominantly residential area.

Car parking is available immediately in front of the property which comprises a mid-terrace purpose built retail and residential building. Adjoining occupiers include a convenience store, butchers, fish & chip shop and hairdressers.

Kenilworth is an attractive and affluent Market Town situated just 15 minutes from Coventry City Centre via the A46 with a similar journey time to Leamington Spa (approx. 7 miles).

The area is popular among commuters and day trippers with excellent road links to Birmingham, Leamington Spa and Stratford Upon Avon.

Regular bus and rail services connect to Coventry and Leamington Spa Train Stations where trains run to London Marylebone in approx. 60 minutes.





360  
VIRTUAL

## Description

The specification includes:

- A two-storey mid terrace building of brick construction.
- Ground floor café premises.
- Rear service access to car park.
- Rear access to first floor flat.
- External seating available.



Accommodation	sq ft	sq m
Ground floor café premises	405	37.62
First floor 2-bed flat		

## Services

We understand that all mains services are connected to the property however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order.

The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

## Planning

We understand that the ground floor premises has the benefit of planning permission for User Class E (Commercial, Business and Service) purposes.

Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

## The Business

The ground floor café business has been established for 5 years and has been trading successfully.

## Business Rates

Rateable Value:

Ground Floor    £7,000  
(2026 List)

## EPC

TBC - A copy can be made available upon request.

## Tenure

The ground floor premises are to be held on a 5 year lease from 5<sup>th</sup> August 2026 at a rental of £16,500 per annum.

The lease is, in effect, a full repairing and insuring lease with a contribution made to structural repairs.

The first-floor flat is held on a former AST dated 8<sup>th</sup> September 2025 by Mr Matt Cartlidge at a current rental of £895 per calendar month.

The initial 6 month term expired on 11<sup>th</sup> March 2026. The tenant continues to remain in occupation.

Total rent £27,240 per annum.

## Price

**£365,000** plus VAT for the freehold interest subject to the occupational lease and residential tenancy.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

## Legal Costs

Each Party will meet their own legal and professional costs.

## Summary

An opportunity to acquire a good quality retail and residential investment in the heart of a strong Market Town.

## Viewing

Strictly by prior arrangement with the sole agent:



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