



# Investment For Sale

## 3 Smalley Place

Kenilworth • CV8 1QG

- Freehold Hairdressing Salon.
- Town Centre Location.
- Long Established Business.
- Rental Income £13,500 per annum.
- Accommodation Available:

**590 Sq ft ( sqm)**

**Price: £195,000**

**Subject to occupational lease and  
subject to contract**

### Location

The subject property is situated in the heart of Kenilworth Town Centre just opposite the Clock Tower with surrounding occupiers including Holiday Inn Hotel, Wetherspoons Public House, amongst others. There are public car parks within easy walking distance of the property, the building having been built in the early 1970's and comprising one of four shops. The adjoining shop is a gift shop and there is a further men's hairdressers and then Ale Rooms.

Kenilworth is a market town located just 15 minutes from Coventry City Centre (c. 5 miles) via the A46 and a similar journey time to Leamington Spa (c. 7 miles). The area is popular amongst 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 stations, where trains run to London Euston in 60 minutes and 80-90 minutes, respectively. The latter will also deliver you to London Marylebone in around 80 mins.

### Description

The property comprises:-

- Mid terrace, 2 storey , brick construction, with rear service access via private car park / service yard.
- Flat roof and direct pedestrian access off Smalley Place.

| Accommodation  | Sq Ft      | Sq M        |
|--|------------|-------------|
| Ground floor<br>Split into hairdressing salon with rear lobby, rear access and toilet facilities | 328        | 30.5        |
| First floor (Treatment room)   | 262        | 24.4        |
| <b>Total</b>   | <b>590</b> | <b>54.9</b> |



### 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 property has gas fired central heating. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

### Planning

We understand that the property has the benefit of planning permission for User Class E purposes. Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

### Business

The premises trade as H & Co and the lease is granted to Elaine Hancock personally. The business has been established for many years.

### Business Rates

Rateable Value: £9,900 (2026 List)

### EPC

E112 - A copy can be made available upon request.

### 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.

### Tenure

The premises are held on a 10 year lease from 22<sup>nd</sup> May 2025 at a rent of £13,500 per annum, subject to upward only rent review at the 5<sup>th</sup> year of the term where there is also a tenant break, subject to 6 months notice.

The Tenant is responsible for keeping the premises in a clean and tidy and in good and substantial repair and condition and for reimbursing the insurance premium in connection with insuring the premises.

### Price

**£195,000** for the freehold, subject to the occupational lease and subject to contract.

### Summary

There is an opportunity to acquire a good quality retail investment in the heart of a strong Market Town let to a well-established hairdressing business.

#### Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

**Bill Wareing FRICS**  
T 01926 430700 • M 07715 001018  
E [bill@wareing.co](mailto:bill@wareing.co)

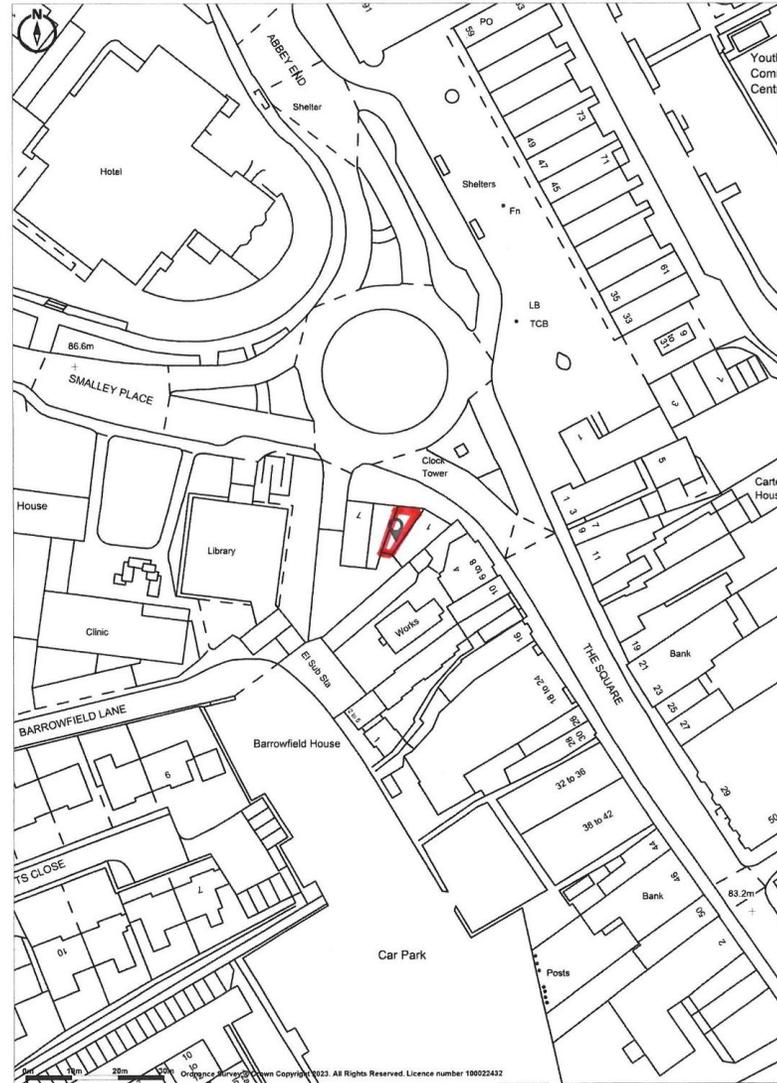


#### Wareing & Company

38 Hamilton Terrace, Holly Walk,  
Leamington Spa Warwickshire CV32 4LY

[www.wareing.co](http://www.wareing.co)





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