

TO LET

Available
September 2026

24 Talisman Shopping Centre
Kenilworth
CV8 1JB

Property Highlights

- » Great Town Centre Location
- » Car Parking Close By
- » Adjacent Retailers TG Jones, Boots, Costa Coffee, Robert Dyas.

Floor Area:

940 sq ft (87.32 sqm)

Plus First Floor Storage

351 sq ft (32.6 sqm)

Rent (excl vat):

£22,950 per annum



Location

Kenilworth is an attractive and affluent Market Town situated in the heart of Warwickshire approximately 5.5 miles southwest of Coventry and within easy reach of Warwick and Royal Leamington Spa.

The property is prominently situated in the heart of Talisman Shopping Centre, the principal retail destination within Kenilworth Town Centre.

The unit benefits from a strong trading position with high levels of pedestrian footfall and excellent visibility. Surrounding occupiers include a well-balanced mix of national and established retailers such as TG Jones, Boots and Robert Dyas, amongst others.

Talisman Shopping Centre is anchored by a 20,000 sq ft Waitrose Food Store, which acts as a key footfall generator. The scheme is further supported by a convenient two-level car park providing approximately 300 spaces, ensuring ease of access for shoppers and contributing to the Centre's strong trading performance.





VIRTUAL TOUR

Description

The specification includes:

- Full height shop front with central entrance door.
- Suspended ceiling with inset air conditioning.
- Carpeted floors.
- Rear ground floor toilet.
- First floor storage.
- Rear services.



| Accommodation | sq ft | sq m |
|---------------------|-------|-------|
| Ground floor | 940 | 87.32 |
| First floor storage | 351 | 32.6 |

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 property 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.

Service Charge

£2,990.28 per annum (excluding VAT).

Business Rates

Rateable Value: £17,250
(2026 List)
Rates Payable: £6,589.50 per annum

EPC

B32 - A copy can be made available upon request.

Lease Terms

The property is available on a new 5 year lease at a rent of £22,950 per annum exclusive of Business rates and all other outgoings.

VAT to be charged on rent and service charge.

Legal Costs

Each Party will meet their own legal and professional costs.

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.

Viewing

Strictly by prior arrangement with the sole agent:



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