Wareing & Company
Commercial Property Experts

FOR SALE

Town Centre retail units with further development potential (stpp)

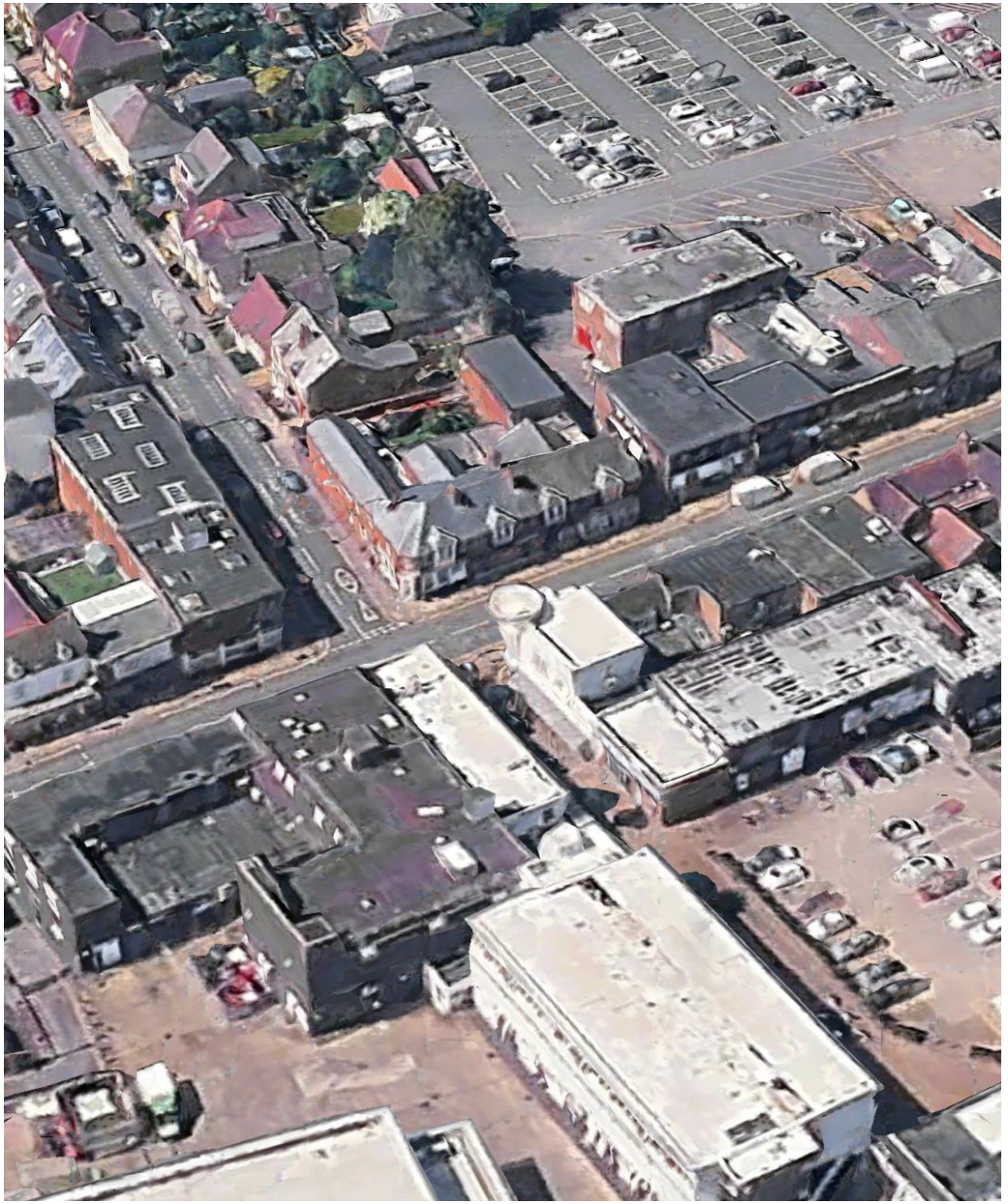


12–14 Warwick Road, Kenilworth, CV8 1HB

GIA 3,714 sq ft (345 Sq M)
For Sale ex. VAT **£650,000**

Property Highlights

- Mid-Terrace, 2 Storey, Double frontage retail units with ancillary storage on upper floors
- Upper floors may be suitable for resi conversion subject to planning permission
- Prime Town Centre Location right in the heart of Kenilworth Town Centre adjacent to Costa Robert Dyas etc.
- Available freehold, for the first time since constructed in 1903. On titles WH433778 & WK433673
- Available with vacant possession from March 2027 due to retirement
- Square West Pay & Display car park to the rear of unit
- Rear access to property via Barrow Road



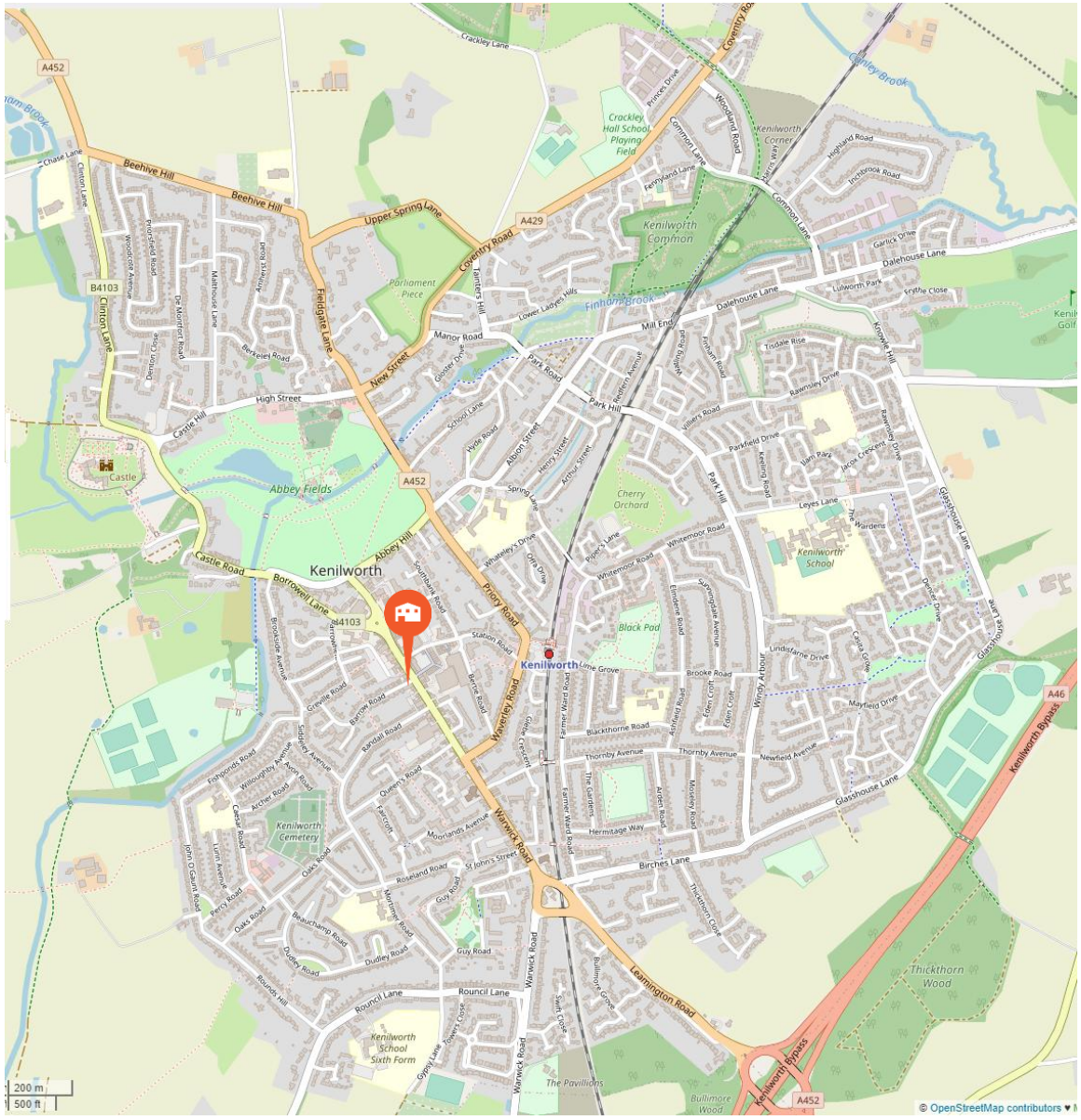
Location

Warwick Road sits within the heart of Kenilworth's established town centre, offering a steady blend of independent retailers, service operators, and everyday footfall.

The road connects directly into the main retail circuit around Warwick Road, Talisman Square and Station Road, giving any occupier strong visibility and convenient access for customers. Nearby occupiers include Costa Coffee, Greggs, JD Wetherspoons and Waitrose.

Kenilworth benefits from excellent regional and national transport links. The town sits close to Junction 15 of the M40, providing direct motorway access between London and Birmingham.

London Marylebone is accessible in approximately 1 – 1.5 hours by rail via Chiltern Railways. Birmingham Airport is also conveniently located, just a 40-minute drive from the town.











Description

The property comprises a two-storey, double-fronted commercial building with ancillary accommodation, constructed circa 1903 and held in the Moore family's ownership since construction.

The front elevation comprises of Full-width timber-framed, single-glazed shopfront at ground floor. Recessed entrance door serving the existing retail unit.

The upper elevations have Traditional red brick construction. Timber-framed, single-glazed windows. Two dormer windows to the front roof slope with a pitched slate roof.

At the rear, a single-storey flat-roof extension, believed to date from the 1970s. Extension leads to a garden area and provides secondary access to Barrow Road.

The building is not listed, but lies within a conservation area, which will influence design and shopfront alterations but does not preclude redevelopment.

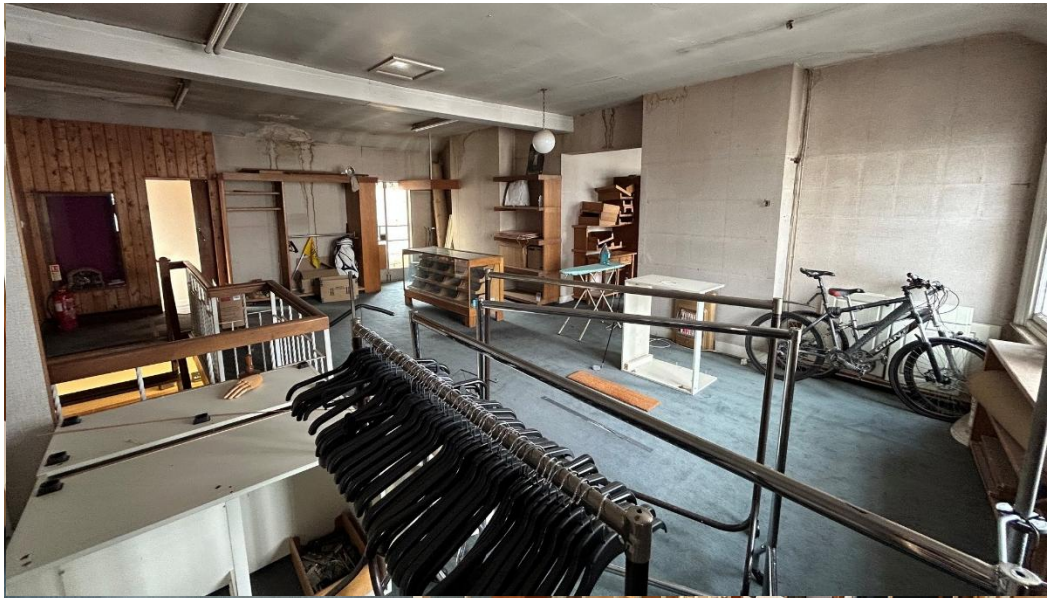
Accommodation

Space	sq ft	sq m
Ground Fl	2322	216
First Fl	1392	129
Total	3714	345



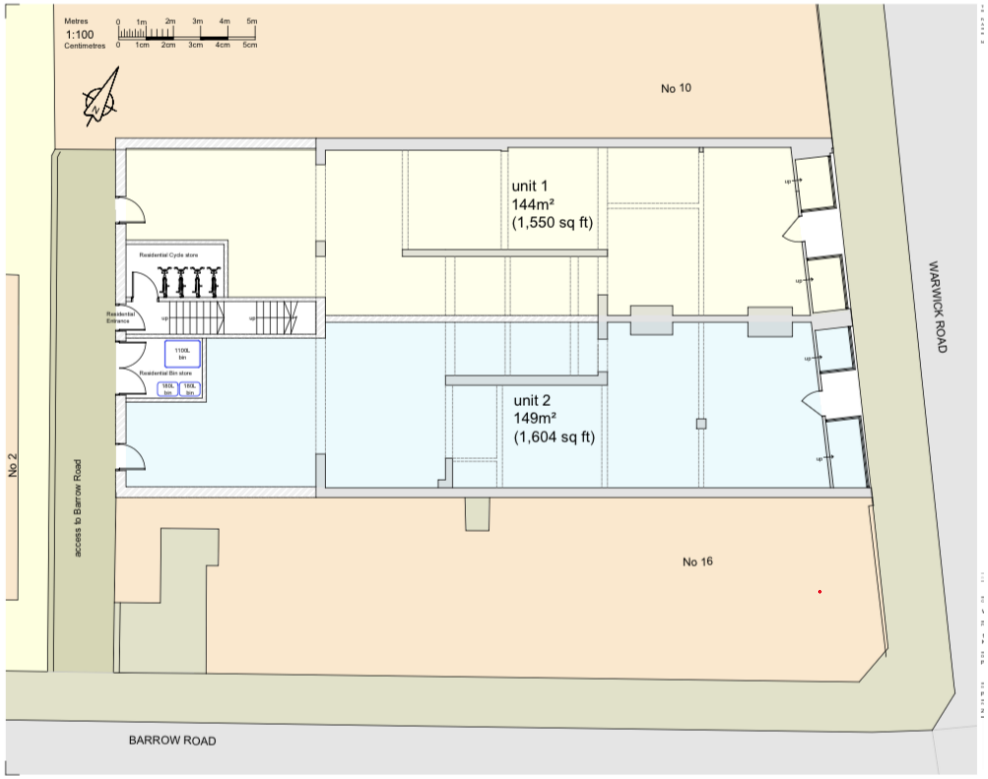


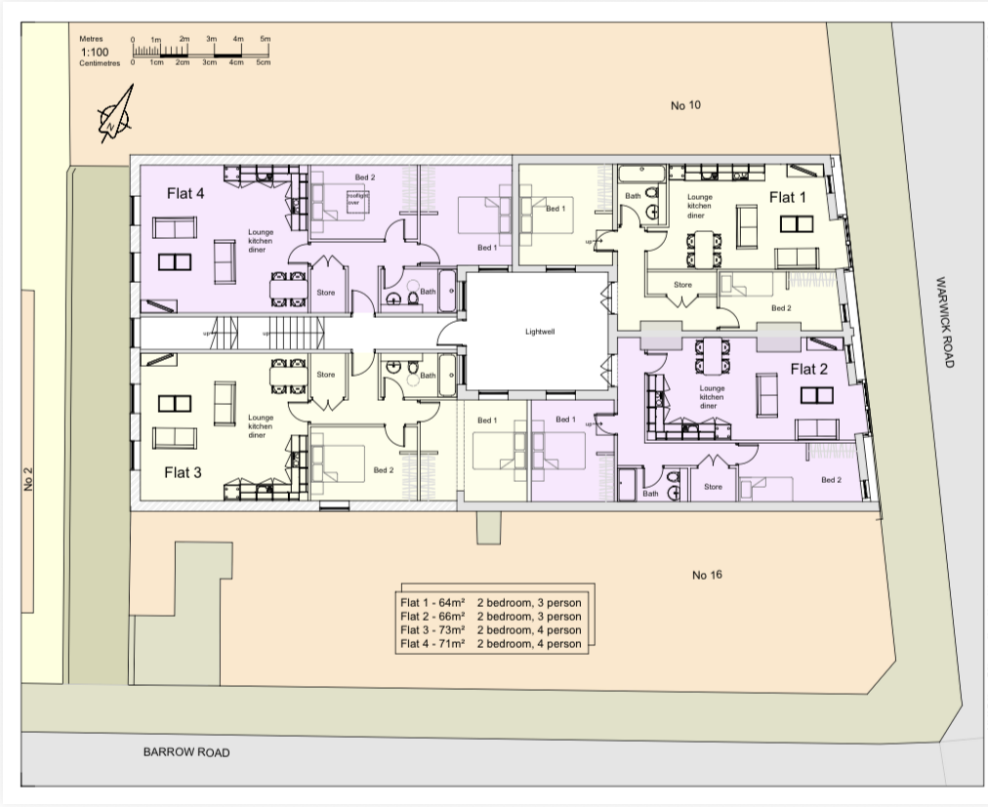






Indicative Plans





Existing Plans





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RICS

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.

EPC

C-74 A copy can be made available upon request.

Business Rates

Rateable Value: £38,500
Rates Payable: £14,707

Sale Terms

The property is available on a freehold basis at a guide price of **£650,000**.

The property is NOT elected for VAT purposes.

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.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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