

1,300 Sq Ft
(Approx)

25 The Square Kenilworth Warwickshire CV8 1EF

Multi-Level Retail Space on Kenilworth High Street

Price
OIEO **£320,000**

Thistle
estates

OPENING H
MON 9.0
TUE 9.0
WED 9.0
THURS 9.0
FRI 9.3
SAT 9.0
(BANK HOLIDAY

FOR SALE

PRIME INVESTMENT OPPORTUNITY

Exceptional Retail Property in the Heart of Kenilworth

25 The Square, Warwick Road, Kenilworth, CV8 1EF

Price: Offers in excess of £320,000

A superb opportunity to acquire a well-presented period retail property, currently operating as a massage therapy business. Offering approximately 1,300 sq. ft across three floors, this versatile commercial space features five treatment/therapy rooms, making it an excellent investment in a thriving location.

PRIME LOCATION IN KENILWORTH TOWN CENTRE

Situated on Warwick Road, in the heart of Kenilworth's vibrant commercial district, this highly desirable retail unit benefits from exceptional footfall and visibility. The Square is a bustling hub, home to a variety of boutiques, bars, restaurants, and national retailers, ensuring strong customer attraction.

Local landmarks such as Kenilworth Castle, Abbey Fields Park, and Warwick University add to the area's desirability, further enhancing business opportunities.

OUTSTANDING CONNECTIVITY

This property is ideally positioned for both local and regional access, with excellent transport links:

- Major road networks: Close to the A452, A46, A45, and with easy access to the M40, M42, and M6.
- Rail access: Kenilworth railway station provides fast links to Leamington Spa, Warwick, Coventry, Solihull, and Birmingham.
- Public transport: Frequent bus services operate throughout the town and surrounding areas.



Property Features

Ground Floor

- Striking aluminium shopfront with large floor-to-ceiling display window offering maximum visibility.
- Bright and welcoming reception area with modern lighting and stylish flooring.
- Inner hallway providing access to a treatment/therapy room and staircase to upper levels.
- Rear storage area with kitchenette and access to a private outdoor patio.

First Floor

- Two spacious treatment rooms with ample natural light.
- Washroom with hand basin and enclosed WC.

Second Floor

- Two further well-lit treatment rooms, each fitted with vanity units.
- Washroom with a shower suite.

Outdoor Space

- Private paved patio area with a canopy for outdoor use.
- Vehicle access via a right of way through a private car park.

Amenities & Nearby Facilities

- A diverse range of shops, supermarkets, and local businesses.
- Numerous cafés, restaurants, and bars within a short walking distance.
- Renowned local schools and community amenities nearby.
- Close proximity to Kenilworth Castle, Abbey Fields Park, and leisure facilities

Easy access to Warwick University and major business districts.

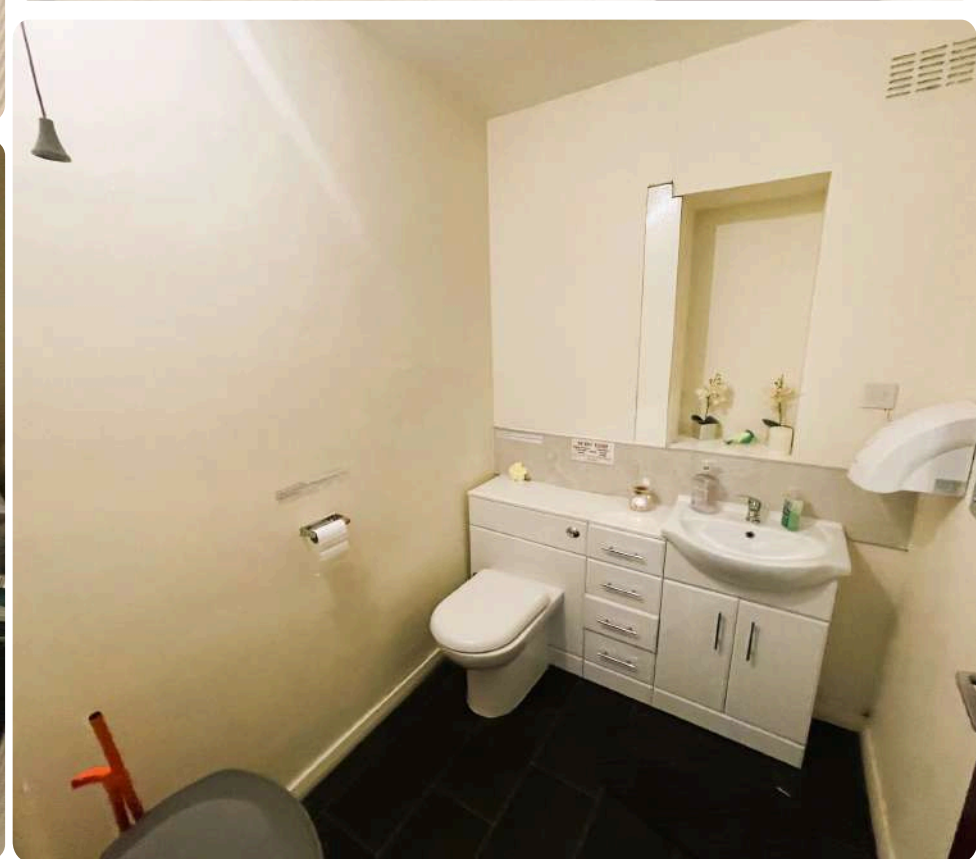
A Secure and Lucrative Investment

This period property represents an exceptional investment opportunity in one of Warwickshire's most sought-after towns.

Currently let on a secure 7-year lease (commenced 1st March 2024) at an annual rental income of £24,000.

Rent review scheduled for 2027, ensuring a strong return on investment.





AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

FIXTURES AND FITTINGS: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

VIEWINGS & APPOINTMENTS

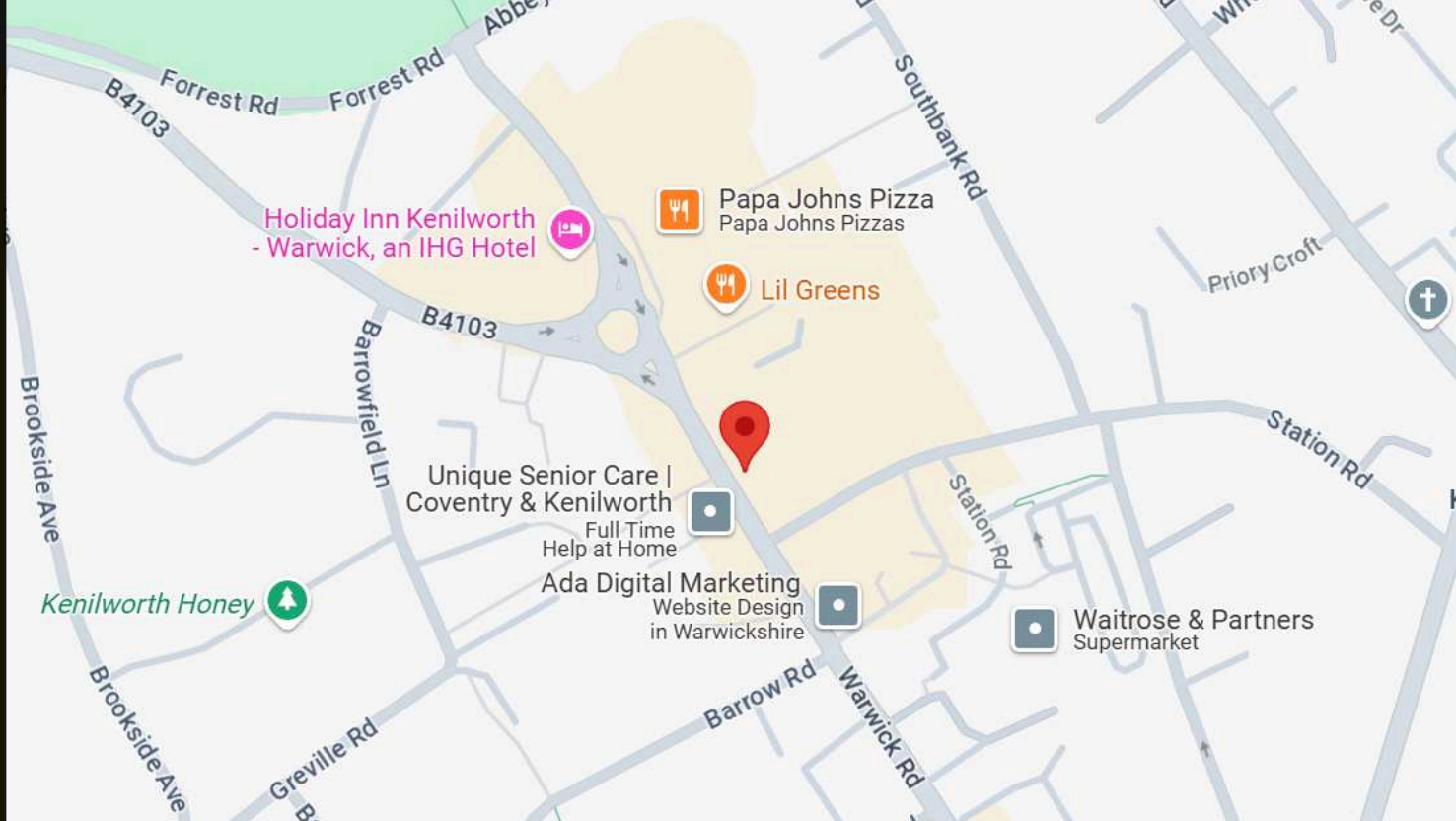
Book a viewing with Sole Agents Thistle Estates by phone or email: **0121 256 2561**
Enquiries@ThistleEstates.com



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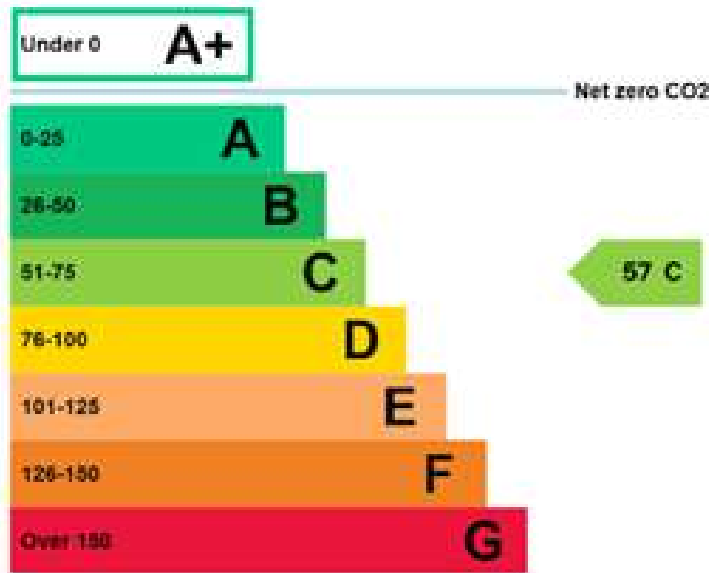
1A King Edward Road
Moseley Birmingham B13 8HR

Enquiries@ThistleEstates.com
0121 256 2561



Energy rating and score

This property's energy rating is C.



Tenure:
Freehold

Size:
Total Area
(Approx) 1,300 Sq. Ft

Additional Information:
Good Infrastructure: All utilities (mains gas, electric, water, and drainage) are readily available (subject to application).

On-Site Access: Convenient and efficient access for construction.

Local Authority:
Warwick District Council