

# For Sale

[long leasehold]

Employment /  
office uses

## 85 Priory Road

Kenilworth, Warwickshire, CV8 1LG



- High profile prominent location at entrance to Kenilworth Station which provides an hourly service to Coventry & Leamington with onward connections to Birmingham & London [with an aspiration to extend the service in due course]
- Self - contained 2 storey building
- 3 Allocated car parking spaces plus additional pay & display car parking in the adjacent station car park
- 129.4 sqm / 1,392 sqft approximately
- Available immediately
- Requires some refurbishment by incoming occupier
- 24/7 access

Kenilworth is a successful town with a population of circa 25,000 people. Being well located just off the A46 there are easy links to the M40 [jct 15] to the south and the M1 / M69 intersection to the north east. The town centre which is a few hundred metres away along Station Road is home to a Waitrose Store and major town centre retailers.

The property is located at the entrance to the Station and its carpark, bus stops and an easy walk into the town centre.



**BOSTON FIELDGATE**  
COMMERCIAL PROPERTY ADVISORS

**Description** – Self contained building offering a mix of cellular and open plan areas set around a central stairway with WCs at ground and first floor levels, two kitchen areas.

**Car Parking** – whilst there are 3 allocated parking spaces with the building there is the station car park adjoining.

**Tenure** –For sale on a 125 year ground lease on terms to be agreed.

**NB** - The property does not have a connected electrical supply / meter although there is a supply to the site so a purchaser would need to install a meter and upgrade / check the existing lighting and small power that is currently installed in the building at their own cost.

**Repair obligations.** The purchaser will be required to keep the premises and external areas maintained and decorated and in good condition, clean and tidy during the term of the ground lease.

**Services** –water and drainage are connected, electricity / IT / telecom would need to be connected at incoming occupier's cost. None of the services in the property have been tested and a purchaser must satisfy themselves as to the availability / suitability for their own purposes. No warranty is given in this regard.

**User** – Commercial / employment use only – Note that Café / residential use will not be permitted.

**EPC** – Rated G - further details are available upon application.

**Costs** – The purchaser is to make a contribution of £500 + VAT towards the Vendor's costs.

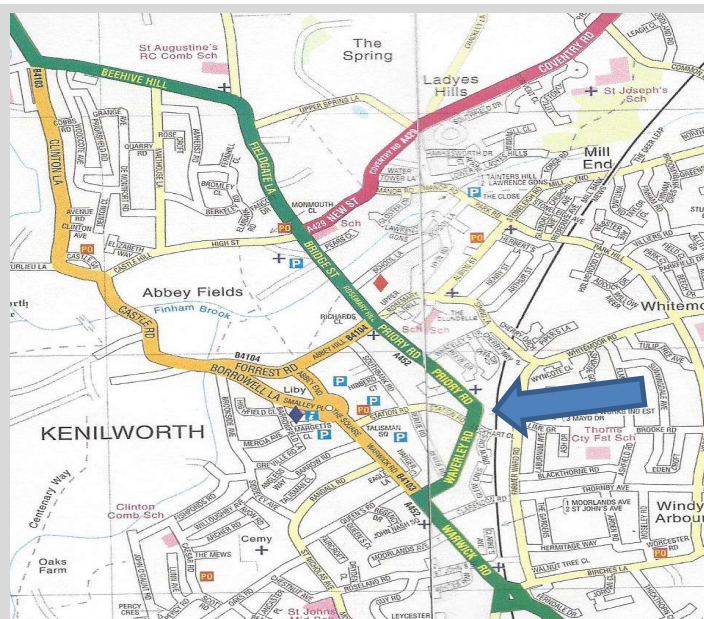
**VAT** – Will not be payable on the purchase price.

**Service Charge** – on a sale the vendor / Landlord reserves the right to levy a service charge for a fair and reasonable contribution to the maintenance / repair of the access road into the station site / No 85 Priory Road.

**Insurance** - The purchaser will be required to insure the building to its full reinstatement value and provide proof of insurance on request to the freeholder.

**Price** - Premium / ground rent Offers are invited for a 125 year ground lease

**Rateable Value** - In the 2017 Rating List 85 Priory Road is Listed as "shop & premises" with an RV of £9,300. Dependent upon use the RV may need to be reviewed and prospective occupiers may qualify for small business relief and should make their enquiries to Warwick District Council to ascertain their position in this regard.



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