



## Kenilworth

### 38/42 The Square Warwickshire CV8 1EB

- Freehold Town Centre Shop Investment
- Let to Superdrug Stores Limited
- High Street location
- Close to Zizzi, HSBC and Lloyds Bank among others
- No VAT applicable
- Current Rent Reserved

**£46,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



#### Tenure

Freehold.

#### Location

Kenilworth is an attractive town located some 16 miles south-east of Birmingham, 7 miles south-west of Coventry and 5 miles north-east of Warwick. The town is served by the A46 providing access to the M40 and M6.

The property is situated on The Square, the town's principal retail thoroughfare. To the rear is a surface pay-and-display car park. Occupiers close by include Coventry Building Society (adjacent), HSBC, Lloyds, Halifax, Iceland, Barclays, Specsavers, Zizzi and Boots amongst many others.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with self-contained office accommodation above, having the benefit of a separate front entrance from The Square, which also provides access to the upper part of the adjacent property. The property has the benefit of rear access.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b> (inc. entrance to uppers)	13.10 m	(43')
<b>Net Frontage</b>	11.70 m	(38' 5")
<b>Shop and Built Depth</b>	25.15 m	(82' 4")
<b>First Floor Office</b>	121 sq m	(1,304 sq ft)

#### Tenancy

The entire property is at present let to SUPERDRUG STORES LIMITED for a term of 5 years from 9th November 2011 at a current rent of £46,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsof.co.uk](http://www.allsof.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

