

# 33-59 & 61-83 Abbey End

Kenilworth, Warwickshire, CV8 1QJ

## PROMINENT RETAIL UNITS TO LET

from 985 sq.ft  
(91.5 sq.m)

- ◆ Affluent market town
- ◆ Alongside other strong independent retailers
- ◆ Rear dedicated service bay
- ◆ Pay and display car parking

Other occupiers include:



Oxfam



100%  
Rates Relief  
Available\*



**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

**LCP**

**01384 400123**

[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)



## Description

The units are located in a parade of shops fronting Abbey End. Nearby retailers include Almanack Bar & Restaurant, Oxfam, Subway, and other strong independent retailers. The units benefits from a rear dedicated service bay with pay and display car parking.

Kenilworth is a market town and civil parish in Warwickshire, England, about 6 miles (10 km) south-west of central Coventry, 5 miles (8 km) north of Warwick and 90 miles (140 km) north-west of London. It lies on Finham Brook, a tributary of the River Sowe, which joins the River Avon about 2 miles (3 km) north-east of the town centre. The town is noted architecturally for the extensive ruins of Kenilworth Castle, the ruins of Kenilworth Abbey in Abbey Fields park, St Nicholas's Parish Church, and the town's clock tower.

### The Clock Tower

The tower, at the end of The Square, was presented to the town in 1906 by G.M.Turner in memory of his wife. The top of the tower was damaged in November 1940 by the land mine which destroyed the nearby Globe Hotel and the surrounding area of Abbey End.



Total Development  
**13,864**  
**SQ.FT**  
(1,288 SQ.M)

### Possible Uses

**A1** Shops

**A2** Financial/Professional

**A3** Restaurants/Cafes

**A5** Takeaways

**A4** Drinking Establishments

Current  
Total Units  
**12**



## Available Units



<b>53</b>	sq.ft	sq.m
Ground Floor	985	91.50
RENT	£25,000 per annum	
ENERGY PERFORMANCE	D( 95)	
RATES PAYABLE*	£0	

Ready for  
immediate  
occupancy

## Site Plan



Ample  
space  
car park



## Location

Located five miles from Warwick and Royal Leamington Spa, and six miles South of Coventry.

## Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Services

Electricity and water supplies are laid on with drainage to main sewer.

## Energy Performance

Further information available upon request.

## Planning

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

## Rates Relief

Rates Payable: £nil (Rating Year 2020/2021)

The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021.

Interested parties are advised to make their own enquiries with the local authority.



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\*Potential occupiers to make own enquiries to clarify accuracy of data.

**Viewing**  
Strictly  
via prior  
appointment  
with the  
appointed  
agents:

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