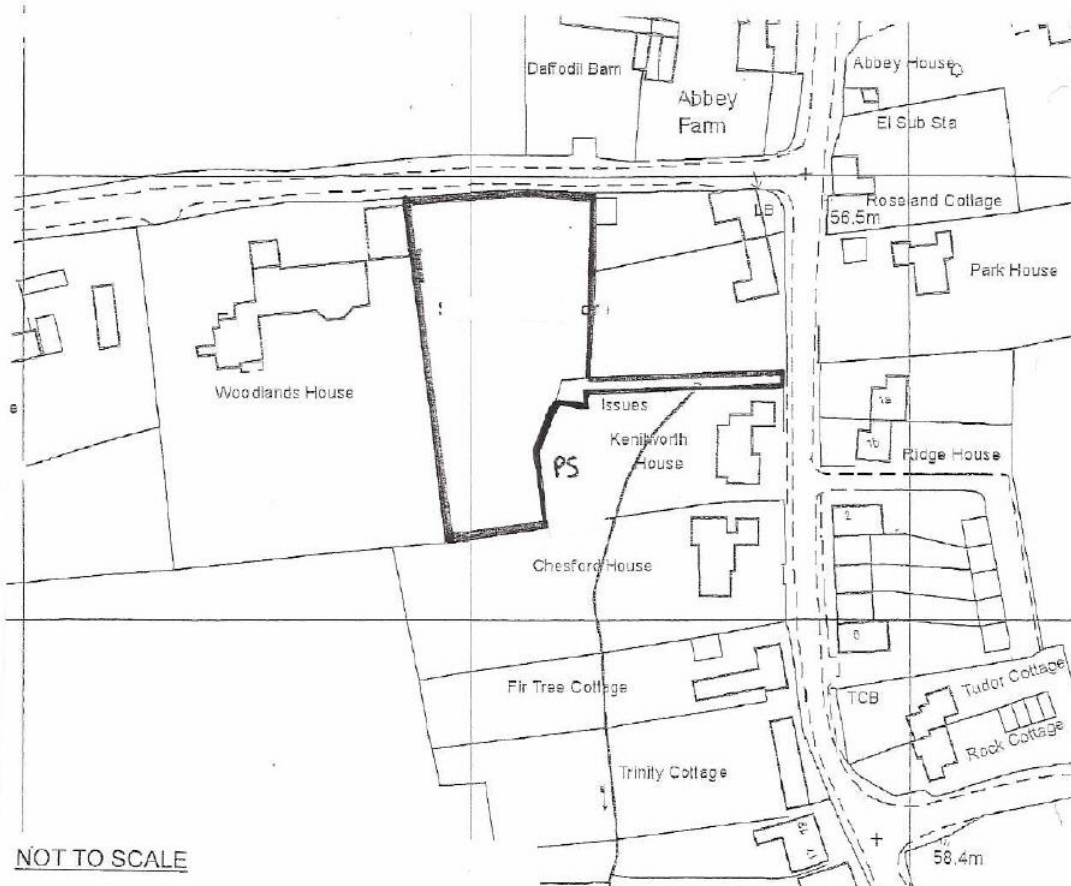


Call 01455 251771  
[www.wardscommercial.co.uk](http://www.wardscommercial.co.uk)

**TO LET (May Sell)**  
**Paddock with Stable & Store**  
**The Paddock, Main St,**  
**Ashow Kenilworth CV8 2LE**

- 0.69 acres (0.28ha)
- Stable and haystore
- Price on application
- References required



## LOCATION

The paddock has its main frontage on the south side of Ashow Road, which leads into the village from the B4115 to the west, although there is vehicular and pedestrian access from Main Street.

Ashow is a small village lying to the south east of Kenilworth with easy access onto the A46

## DESCRIPTION

We are able to offer a paddock of approximately 0.69 acres (0.28ha) as shown marked on the attached plan (for identification purposes only) and which benefits from a stable and haystore with parking area. There are no service connections

## TENURE

Please contact the agents for price details. There are rights of access reserved from Main Street to service and maintain the equipment the Pumping Station

in the South East corner. Alternatively the land may be available on a freehold basis please contact Vernon Ward at the agents

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior telephone appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

Please note: A referencing charge of £57.50 (£50.00 + VAT) will be made to any party making an application to rent the subject property.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend

that any interested parties check these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.