



HR ESTATE AGENTS

2 Bedrooms

Commercial

By Auction

£360,000

Located in

Kenilworth





# Castle Hill

Kenilworth | CV8 1NB



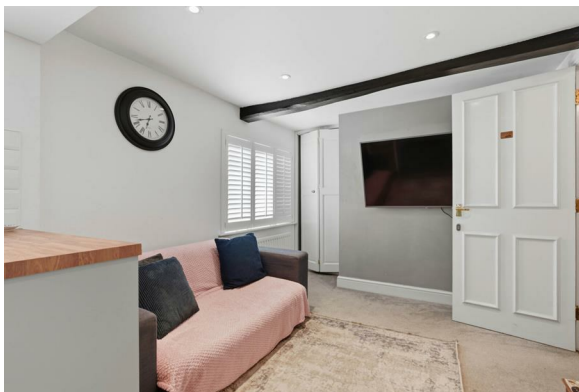
FOR SALE BY AUCTION – MIXED-USE INVESTMENT OPPORTUNITY IN  
THE HEART OF KENILWORTH

Zacharias Ermogenous is proud to present this exceptional freehold mixed-use investment opportunity occupying a prominent position on the highly sought-after Castle Hill, one of Kenilworth's most historic and characterful streets.



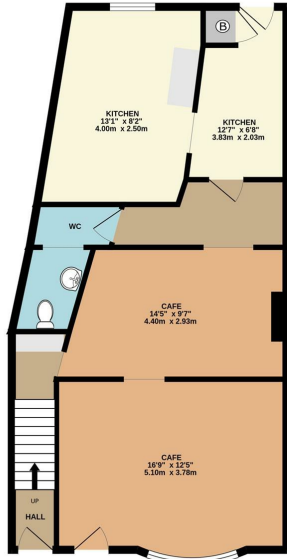
# Castle Hill

£360,000 Freehold

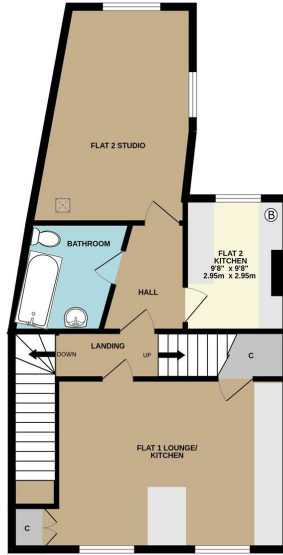


- For Sale By Auction
- Freehold Mixed-Use Property
- Two Residential Apartments
- 1,628 sq.ft. Approx.
- Prime Castle Hill Location
- Former Café Premises
- Airbnb Income Potential
- Investment Opportunity

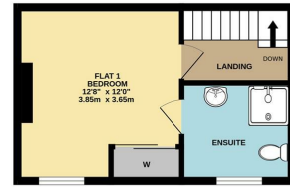
GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



2ND FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA: 1628 sq.ft. (151.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band B Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Number Three Siskin Drive  
Coventry  
CV3 4FJ

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