

TO LET

TOWN CENTRE RETAIL PREMISES

2-2A KING STREET, BEDWORTH, WARWICKSHIRE CV12 8HY



98.65 SQ M (1,062 SQ FT) NIA

- Generous incentives available
- Close to a large range of retail and leisure occupiers
- Available for immediate occupation
- Planning for A1 & A3 retail uses

Location

The property is located in Bedworth Town Centre within one of the primary pedestrianised retail areas. It sits within walking distance of both the town's main rail station and considerable public parking.

Operators in close proximity to the subject include amongst others William Hill, Domino's Pizza, Card Factory and Boots.

Specifically, the property is located on north of King Street and opposite Nationwide.

Description

The property comprises a ground floor retail unit fully fitted for its previous use as Cafe.

Internally the property benefits from a large frontage and floor to ceiling windows to both the main retail area and additionally to the customer seating areas. The property is ready for an appropriate tenant fit out but provides tiled carpet floor, suspended ceiling and inset lighting.

In addition to the main retail area there are stores, WC facilities and rear access.

Accommodation

From our inspection and the measurements taken on site we can confirm that the property has the following approximate Net Internal Area:

	sq m	sq ft
Retail/Café	68.24	735
Kitchen	8.79	95
Stores	21.57	232
TOTAL	98.65	1,062

Tenure

The premises are available to let on a new effective Full Repairing and Insuring Lease for a term of years to be agreed.

Services

We understand all main services are connected to the site or accessible in the road.

Price

£12,850 per annum exclusive

VAT

The rent quoted is exclusive of VAT which may be payable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new Lease.

Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

EPC

The property has an EPC rating of E120. A copy is available on request.

Rateable Value

From information taken from the 2017 Non Domestic Rating List, the shop appears to have the below Rateable Value (RV):

Shop and premises £14,000

****Rates relief may be available – interested parties are advised to make their own enquiries with Local Authority****

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL

HOLT COURT

16 WARWICK ROW

COVENTRY CV1 1EJ

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