

FOR SALE/TO LET

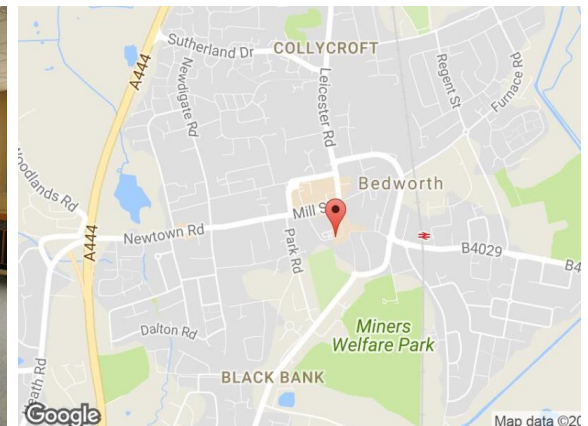
All Saints Square Bedworth, CV12 8LR

Purchase Price: POA

Rent PA: POA

Area: 2,892 sqft (269 sqm)

- Large Two Storey Shop Premises
- Occupying Prime Trading Position
- Former Banking Premises
- NIA Totalling About 268.7msq (2,892ftsq)
- Price on Application



LOCATION:

The property occupies a prime trading position in the pedestrianised heart of Bedworth Town Centre being situated amongst a number of national operators including Boots Pharmacy, Thorntons, Dominos, Card Factory, Etc. The premises are also well located for other town centre amenities and public car parking facilities. The Civic Hall, Library & Information Centre, etc, are also close by. The town's railway station is also a short distance away being located just off Bulkington Road and there are a number of bus stops in the vicinity.

DESCRIPTION:

The property comprises a large two storey shop unit forming part of a parade of similar premises constructed principally of brick set beneath flat roofs. The unit also benefits from useful delivery access/car parking at the rear. The premises are understood to have an existing use for Class A2 (financial & professional services) use having traded as HSBC Bank for many years, but are considered suitable for a variety of other office, retail, uses, subject to obtaining any necessary consents. However, prospective occupiers should rely on their own enquiries with the Local Planning Department as to whether planning permission is necessary for their proposed use.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	2,361	219
First Floor	531	49
TOTAL	2,892	269

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

SERVICES:

All main services are understood to be available, subject to connection charges by the utility companies. No tests have been applied.

TERMS:

Alternatively a sale may also be considered – further details on request. The premises are available on a new tenant's full repairing and insuring lease for a term by agreement, but a ten year lease, subject to an upward only rent review at the end of the fifth year, is suggested.

LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction, including Stamp Duty and VAT, if applicable.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT, if applicable.

RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is:- Rateable Value (2017 list): £24,250 Please note that this is not the Rates Payable and prospective occupiers are advised to make their own enquiries with the Local Authority for verification of the Rateable Value and confirmation of the amount of Rates Payable. Any queries regarding Business Rates Relief should also be directed to the Local Authority.

EPC RATING: D

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **coventry.commercial@loveitts.co.uk**