

TO LET

PROMINENT TOWN CENTRE RETAIL PREMISES WITH SUBSTANTIAL STORES

1-3 ALL SAINTS SQUARE, BEDWORTH CV12 8LP



187.66 SQ M (2,020 SQ FT) NIA

- Excellent corner position between All Saints Square and King Street
- Close to a range of retail and leisure occupiers
- Available for immediate occupation with generous incentives
- Return frontage
- Substantial first floor stores and chilled storage

Location

The property is located in the Warwickshire town of Bedworth. Situated in the 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, Nationwide, Card Factory and Boots. Specifically, the property is located on the apex of All Saints Square and King Street.

Description

The property comprises a prominent open plan ground floor retail unit with substantial first floor storage and refrigerated stores.

Internally the property benefits from a return frontage and full height windows providing excellent natural light and totalling 20.74m. The property is ready for an appropriate tenant fit out but provides tiled carpet floor, suspended ceiling and inset lighting.

In addition there are kitchen and WC facilities together with 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	94.22	1,014
Stores	3.88	42
First Floor Stores	77.54	835
First Floor Kitchen/Ancillary	12.03	129
TOTAL	187.66	2,020

Tenure/Lease Terms

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

Rent

£23,000 per annum exclusive

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 £21,500

VAT

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

EPC

The property has an EPC rating of E102. A copy is available on request.

Legal Costs

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

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL

HOLT COURT

CHRIS HOBDAY 024 7655 5180

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