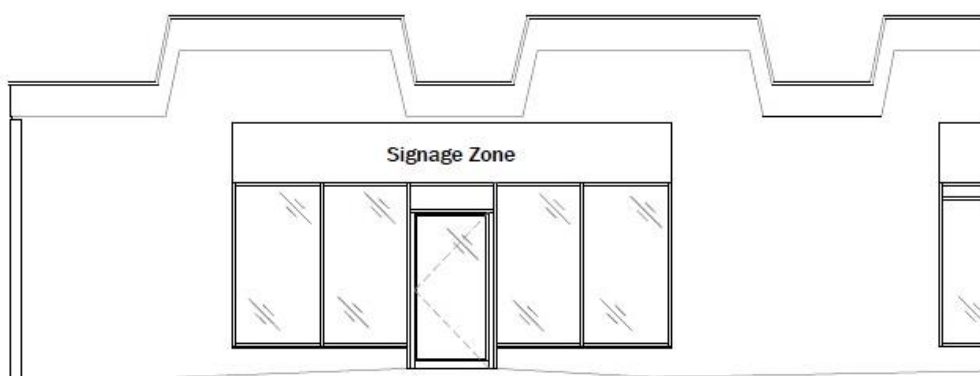




TO LET

**SCHOOL ROAD
BULKINGTON
BEDWORTH
CV12 9JB**

Scale 1:75



1,400 sq. ft. (130.06 sq. m.)

Approx. gross Internal Area

*** Newly created unit**

*** Available June/July 2021**

*** £14,000 per annum exclusive**





Location:

The shop is located on School Road, Bulkington, The property is situated next to the Co-op food store close to the corner of Leicester Street at the centre of Bulkington.

Description:

The property is a single storey lock up shop. To the rear is a WC.

The unit is being created within an area formerly operated by the co-op. It will be fitted with a new shop front, suspended ceiling and lighting.

Accommodation:

Open plan shop with kitchen, toilets and partitioned room within.

	sq. m.	sq. ft.
Shop	130.06	1,400
WC		
Total	124.35	1338.48

We have not measured the property and are relying on areas provided to us.

Tenure:

Available to let on a new lease of 5 years or more.

Rental:

£14,000 per annum, exclusive.

Rates:

The property will need to be re-assessed for business rates.

Planning:

We believe the property benefits from E class planning.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to pay their own legal costs.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

EPC:

An EPC will be arranged once the unit has been separated.

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

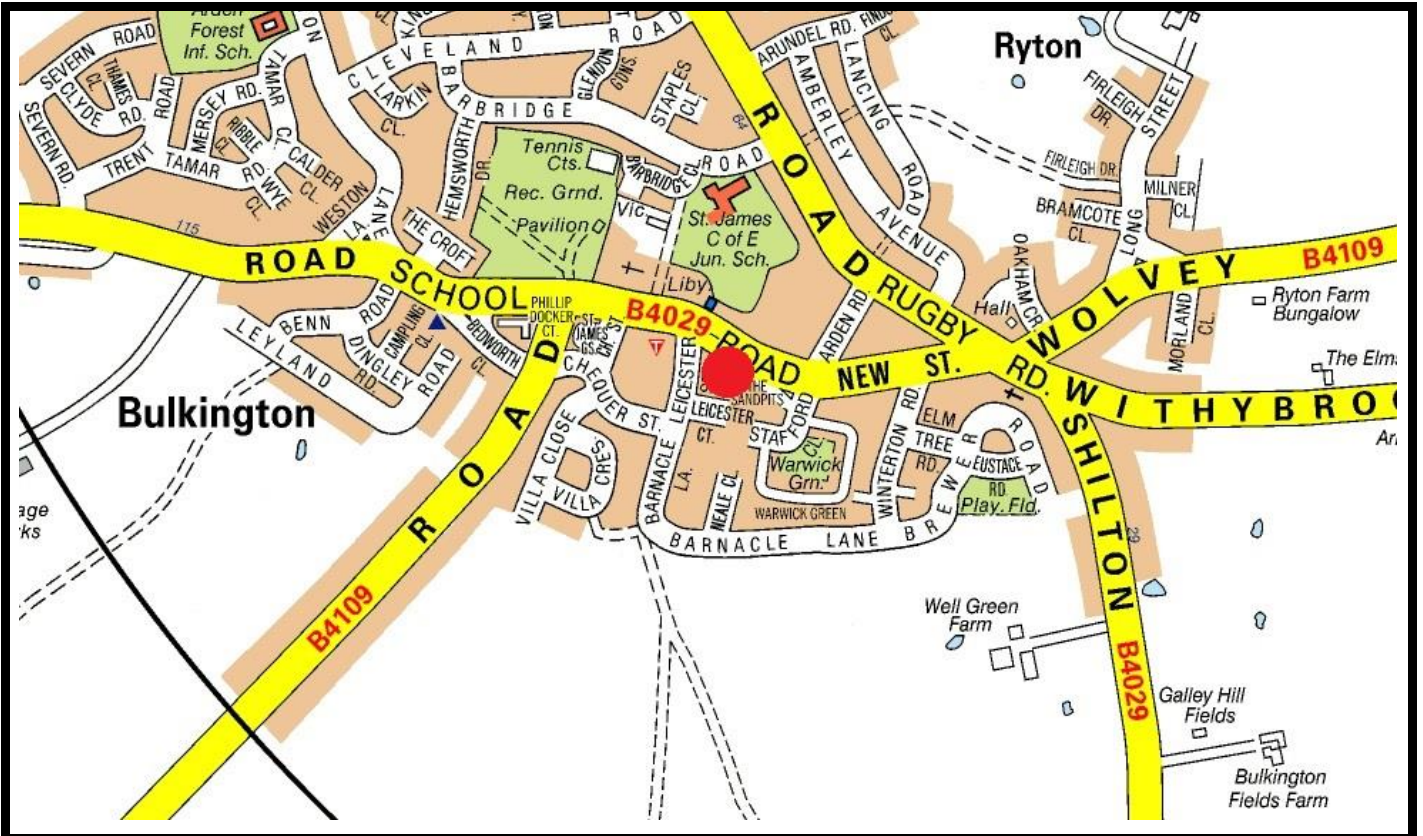
Tel: 0121 455 9455
Fax: 0121 455 6595

Contact: David Walton
david.walton@harrislamb.com

Ref: RA151
Date: April 2021

Subject To Contract





School Road
Bulkington
Bedworth
CV12 9JB



Not to Scale
For identification purposes
only.

harrislamb
PROPERTY CONSULTANCY