

TO LET

SIGNIFICANT TOWN CENTRE RETAIL PREMISES

12-14 King Street, Bedworth, Warwickshire CV12 8HY



1,471 SQ FT (136.66 SQ M) NIA

- Suitable for a variety of uses (subject to planning)
- Generous incentives available
- Close to a large range of retail and leisure occupiers
- Available for immediate occupation

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 The Bear and Ragged Staff public house.

Specifically, the property is located on north of King Street and immediately opposite Your Move Estate Agents.

Description

The property comprises a former bank premises providing ground floor retail accommodation that would lend itself to a variety of uses.

Internally the property benefits from a return frontage providing access to the considerable main retail area. The property is ready for an appropriate tenant fit out but provides a unit in predominantly a shell form but does benefit from a 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	92.11	991
Stores	25.55	275
Ancillary	19.05	205
TOTAL	136.66	1,471

Tenure

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

Rent

£17,250 per annum exclusive

Rateable Value

To be assessed upon occupation

EPC

The property has an EPC rating of C59. A copy is available on request.

Legal Fees

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

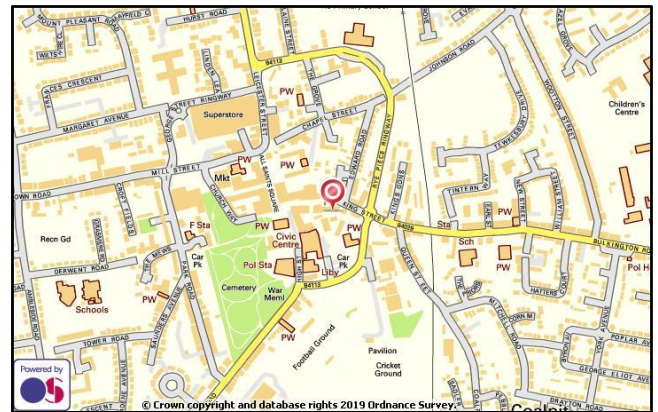
VAT

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

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
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16 WARWICK ROW
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CHRIS HOBDAY
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