

FOR SALE

Chequer Street Bulkington, CV12 9NH

Purchase Price: Offers Around £245,000
Area: 857 sqft (80 sqm)

- Retail/Residential Investment
- Popular Village Location
- Ground Floor T/A Cascades
- Self-Contained FF 2-Bed Flat With VP
- Two Private Car Parking Spaces



LOCATION:

The property occupies a prominent trading position fronting Chequer Street in the popular Warwickshire village of Bulkington. The premises are situated on the fringe of the shopping area opposite the Olde Chequers Inn and close to a parade of four shop units (with residential accommodation above). Located amongst a number of predominantly local and national concerns (including Co-operative Food Store, Spar, William Hill, etc), there is car parking immediately to hand. The property is conveniently situated for the larger centres of Bedworth (2 miles), Nuneaton (4 miles), Hinckley (7 miles), Coventry (7 miles) and Leicester (18 miles), etc, and is also well located for the Motorway Network, M6 (3 miles), M69 (5 miles), M1 (14 miles), etc (all distances are approximate). Bulkington, which is understood to have a population of about 6,146, is located in the Nuneaton and Bedworth Borough Council area with a Borough population of 125,052 (figures taken from the 2011 Census).

DESCRIPTION:

The property comprises a principally brick built two storey building set beneath a series of flat roofs. The ground floor comprises shop premises currently trading as Cascades (Hardware, Homeware, DIY). The vacant first floor flat is accessed from the rear and briefly comprises lounge/dining area; kitchen; shower room/w.c.; cupboard; two bedrooms. The flat also benefits from UPVC double glazing and gas-fired central heating. Two dedicated car parking spaces at the rear are to be included in the sale.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	857	80
First Floor Flat (not measured)		
TOTAL	857	80

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 sale.

SERVICES:

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

TERMS:

The premises are understood to be offered freehold, subject to the occupational lease of the ground floor (trading as Cascades) which is for a term of six years with effect from 20th May 2013 - the tenant must repair the premises and keep them in good condition and repair. The passing rent is £4,800 per annum. The first floor flat is currently vacant.

LEGAL COSTS:

Each party are to pay their own legal costs.

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 for the shop (2017 Rating List) is £5,000. The flat is understood to be within Band A for Council Tax purposes. Prospective purchasers are recommended to verify this with the Local Authority.

EPC RATING: D

CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk