

## LARGE RETAIL STORE TO LET

12 CONGREVE WALK, BEDWORTH, WARWICKSHIRE, CV12 8LY

**\*FULLY FITTED/TEMPORARY ACCOMMODATION AVAILABLE\***

**\*\*Sales Area 348.10 sq m (3,747 sq ft) plus stores\*\***



### Location

The premises occupy a prominent position fronting Congreve Walk within Bedworth Town Centre, located close to the junction of All Saints Square with Congreve Walk. Other retailers in the locality include **Home Bargains, Peacocks, Specsavers, Thomson Travel, Boots, Greggs and British Heart Foundation** as can be seen from the attached traders extract.

### Description

The premises comprise a double fronted retail unit providing ground floor sales together with first floor storage accommodation having the benefit of rear servicing. Staff wc accommodation is located at first floor level. There is a goods lift connecting ground and first floor levels.

### Accommodation

Gross Frontage	11.68 m	(38 ft 4 ins)
Internal Width (front)	11.35 m	(37 ft 3 ins)
Shop/Built Depth	30.66 m	(100 ft 7 ins)
Ground Floor Area	348.10 sq m	(3,747 sq ft)
Ground Floor Stores	67.72 sq m	(729 sq ft)
First Floor Stores	299.42 sq m	(3,223 sq ft)

### Lease

Available by way of a new effectively full repairing and insuring lease, subject to service charge provision, for a term of years to be agreed.

### Commencing Rental

£29,500 per annum exclusive of Service Charge, Business Rates, Building Insurance and VAT.

### Service Charge

The lease is subject to a service charge, further details available upon request

### Rating Assessment

Rateable Value (2010)	£34,250
Rateable Value (2017)	£30,750
Rate in £ (2017/2018)	46.6p
Rates Payable	£15,320.03

This information is for guidance purposes only. Interested parties are advised to make their own enquiries. This property is subject to transitional rates relief for the current year (2017/2018) and potentially each subsequent year until April 2022.

### EPC Rating

D: 76 – Full EPC Available on Request.

### Legal Costs

Each party are to be responsible for their own legal costs incurred within the proposed transaction.

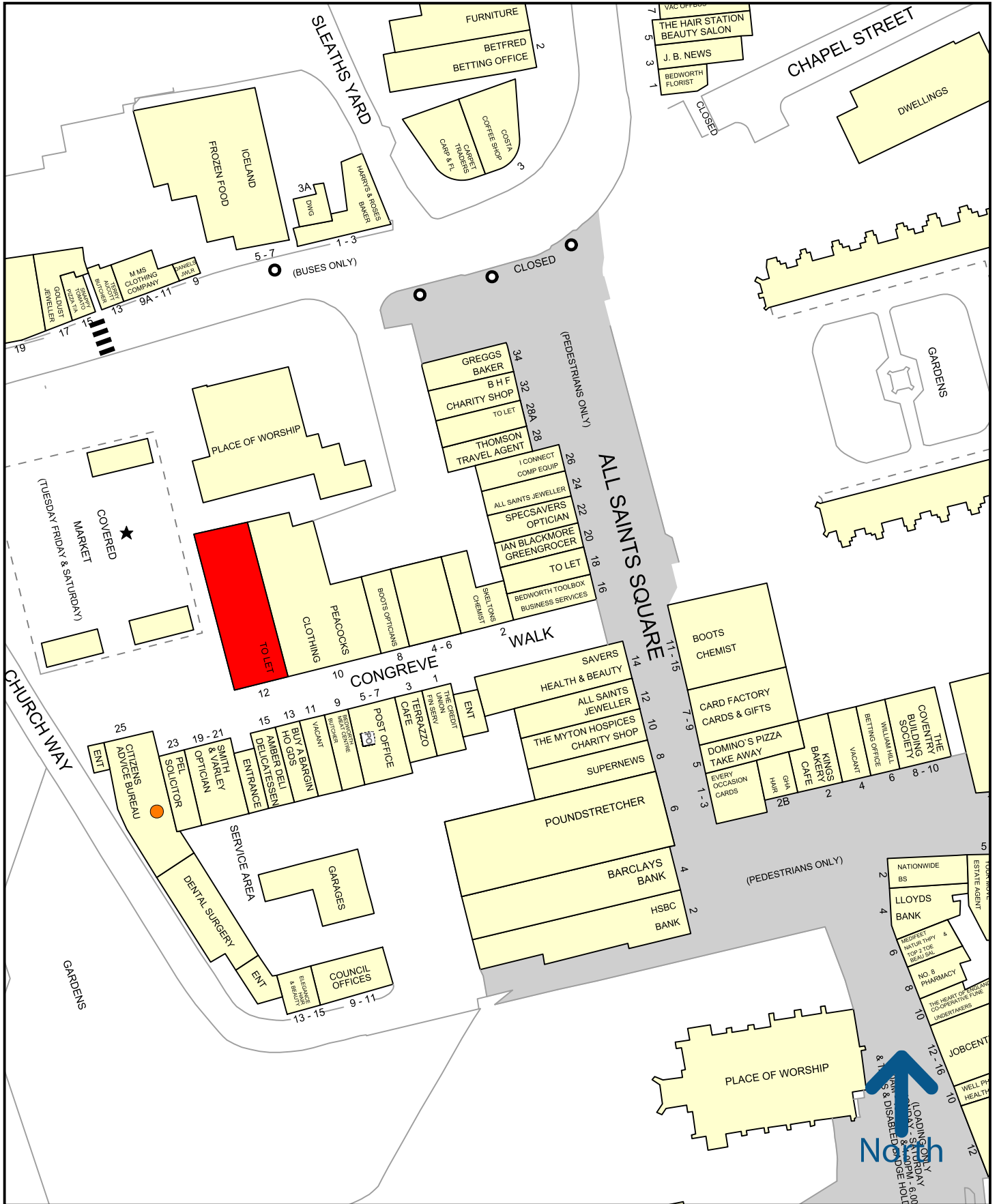
### Viewing

Strictly by appointment with the sole retained agent:-

**Barry Muggridge**  
**Rowley Hughes Thompson**  
Direct Tel: 0117 970 7534  
Email: [barrym@rhtretail.co.uk](mailto:barrym@rhtretail.co.uk)

**Date Prepared:** January 2018  
**All transactions are stated exclusive of VAT**

**SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 16/01/2018  
Created By: RHT

