

**RETAIL PREMISES TO LET**  
**18 ALL SAINTS SQUARE, BEDWORTH, CV12 8ND**



**Location**

The premises occupy a prime position fronting All Saints Square within Bedworth Town Centre. Retailers in the locality include, **Peacocks, Thomson Travel, Boots, Greggs and British Heart Foundation** as can be seen from the attached traders extract.

**Description**

The premises comprise a retail unit providing ground floor sales together with first floor storage accommodation having the benefit of rear servicing, via a shared lobby with the adjacent tenant (16 All Saints Square). Staff wc accommodation is located at first floor level

**Accommodation**

Gross Frontage	5.33 m	(17 ft 6 ins)
Internal Width	5.03 m	(16 ft 6 ins)
Shop/Built Depth	11.66 m	(38 ft 3 ins)

Ground Floor Area	55.18 sq.m	(594 sq.ft)
First Floor Stores	52.48 sq.m	(565 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**

£13,500 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 (2017)	£12,500
Rate in £ (2018/2019)	46.6p
Rates Payable	£6,000.00

This information is for guidance purposes only. Please note that this property qualifies for small business rates relief, although not at 100% if the subject property is your only business. Relief is tapered; if your business qualifies the amount payable will be significantly reduced.

**Temporary Occupation**

Available for temporary occupation. Terms available upon application.

**EPC Rating**

C: 72 – Full EPC Available on Request.

**Legal Costs**

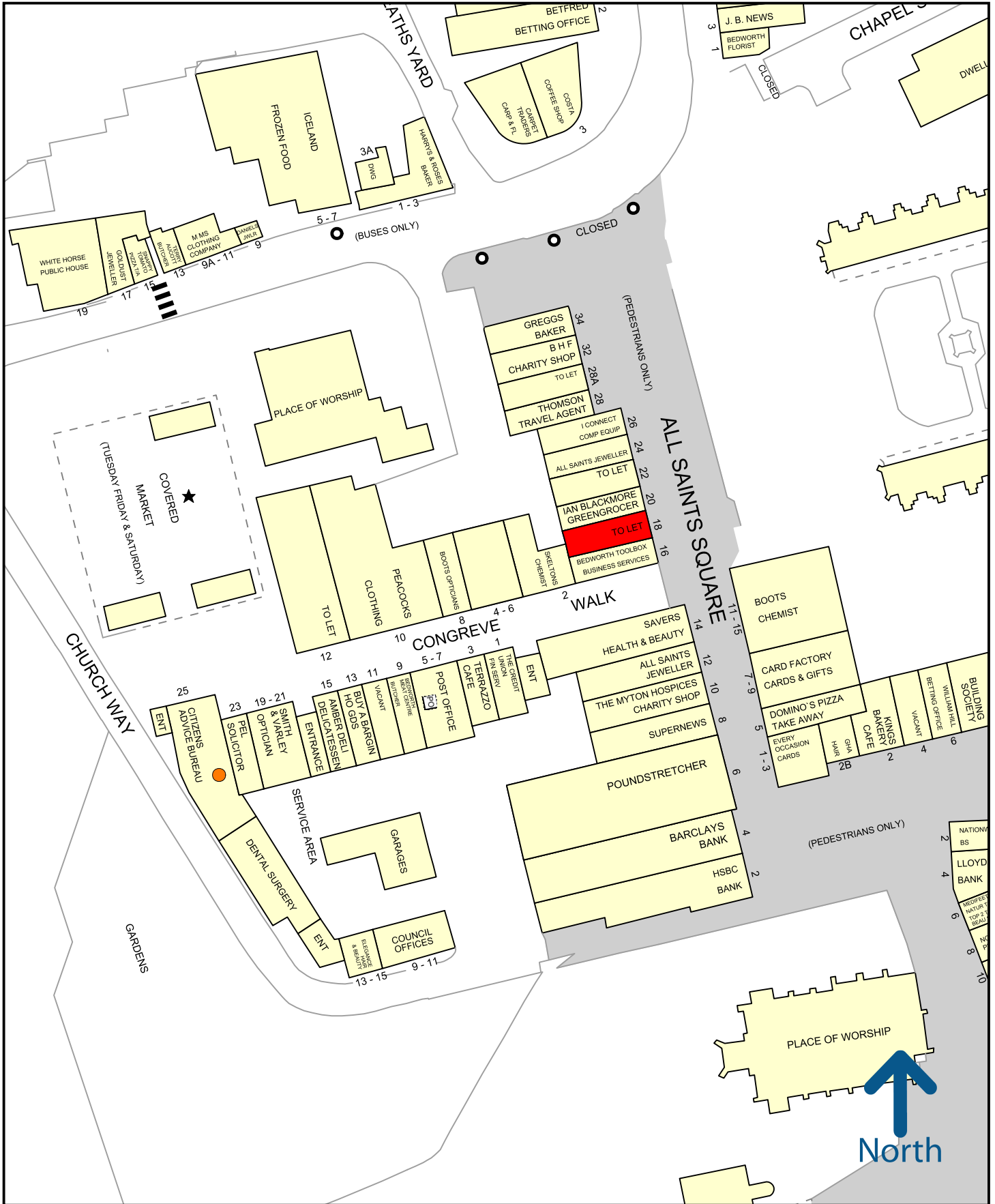
Each party are to be responsible for their own legal costs incurred within the proposed transaction.

**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:** October 2018  
**All transactions are stated exclusive of VAT.**  
**SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 10/10/2018  
Created By: RHT

