

**RETAIL PREMISES TO LET WITH A3 PLANNING CONSENT
30 ALL SAINTS SQUARE (CASHINO) BEDWORTH, CV12 8ND
SUI GENERIS AMUSEMENT USE/D2 IN PLACE
GROUND FLOOR AREA 66 SQ.M (710 SQ. FT)**



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 Card Factory, Domino's Pizza, Boots Opticians and British Heart Foundation** as can be seen from the attached traders extract.

Description

The premises provide ground floor potential retail sales accommodation together with first floor storage accommodation having the benefit of rear servicing. Staff wc accommodation is located at first floor level.

Accommodation

Ground Floor Area	66.00 sq.m	(710 sq.ft)
First Floor Stores	24.00 sq.m	(258 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.

Planning

The permitted and established planning use under The Use Classes Order 1997 (including amendments of 2005 & 2006) is within sui generis (*amusement arcades*). Under the current consent the premises may also be used for any D2 planning use (*assembly & leisure*). The premises are also suitable for A1 (*retail*) & A3 (*hot food*), a copy of the permission is available upon request.

Service Charge

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

EPC Rating

D: 88 – Full EPC Available on Request.

Rating Assessment

Rateable Value	£12,750
Rate in £ (2018/2019)	48.p
Rates Payable	£6,120.00

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.

Legal Costs

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

Viewing

By appointment with the sole retained agent:-

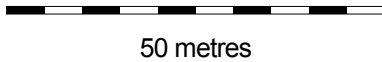
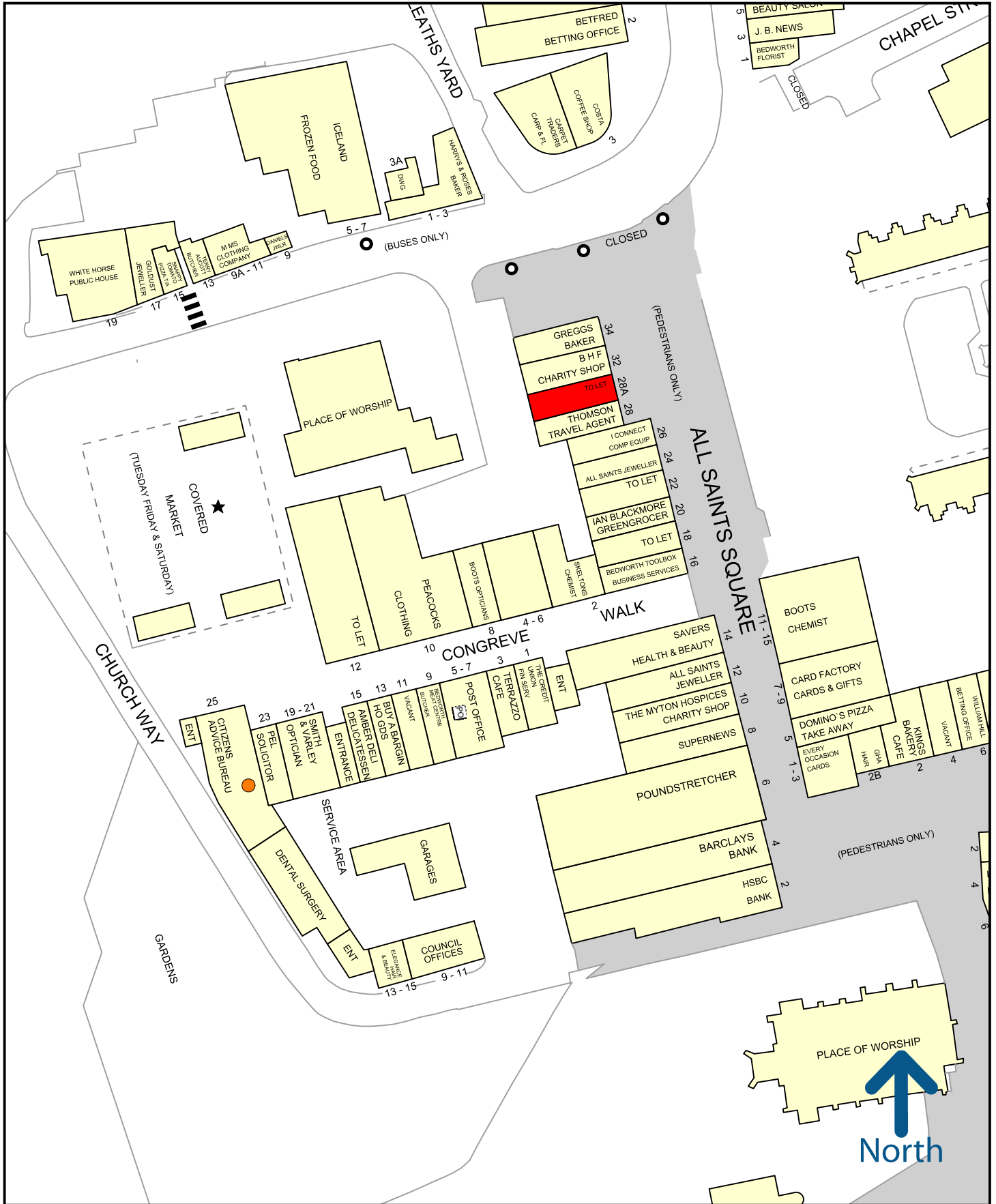
Barry Muggridge
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Date Revised: October 2018

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



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

