

On the instructions of London & Associated Properties Plc
TO LET
Retail Premises

Bedworth, Warwickshire
4-6 CONGREVE WALK, CV12 8LY



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 **Boots, Peacocks, Specsavers, Thomson Travel, Card Factory, 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.

Accommodation

Ground Floor Sales	182.18 sq.m.	(1,961 sq.ft.)
First Floor Storage	80.73 sq.m.	(869 sq.ft.)

Tenure

The premises are available by way of a new lease for a term of years to be agreed. Alternatively a short term occupation will be considered.

Commencing Rental

£22,000 per annum exclusive of service charge, business rates and VAT.

Rent Free Period

A rent free period will be available to the ingoing tenant.

Service Charge

There will be a service charge payable in respect of the maintenance and upkeep of the development. Further details are available upon application.

EPC Rating

C: 65 – Full EPC Available on Request.

Rating Assessment

Rateable Value (2010)	£24,750
Rateable Value (2017)	£22,000
Rate in £ (2017/2018)	46.6p
Rates Payable	£11,070.68

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 and each subsequent year until April 2022 following the rates revaluation.

Legal Costs

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

Viewing

Strictly by appointment via the sole retained agents.

Barry Muggridge

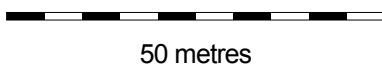
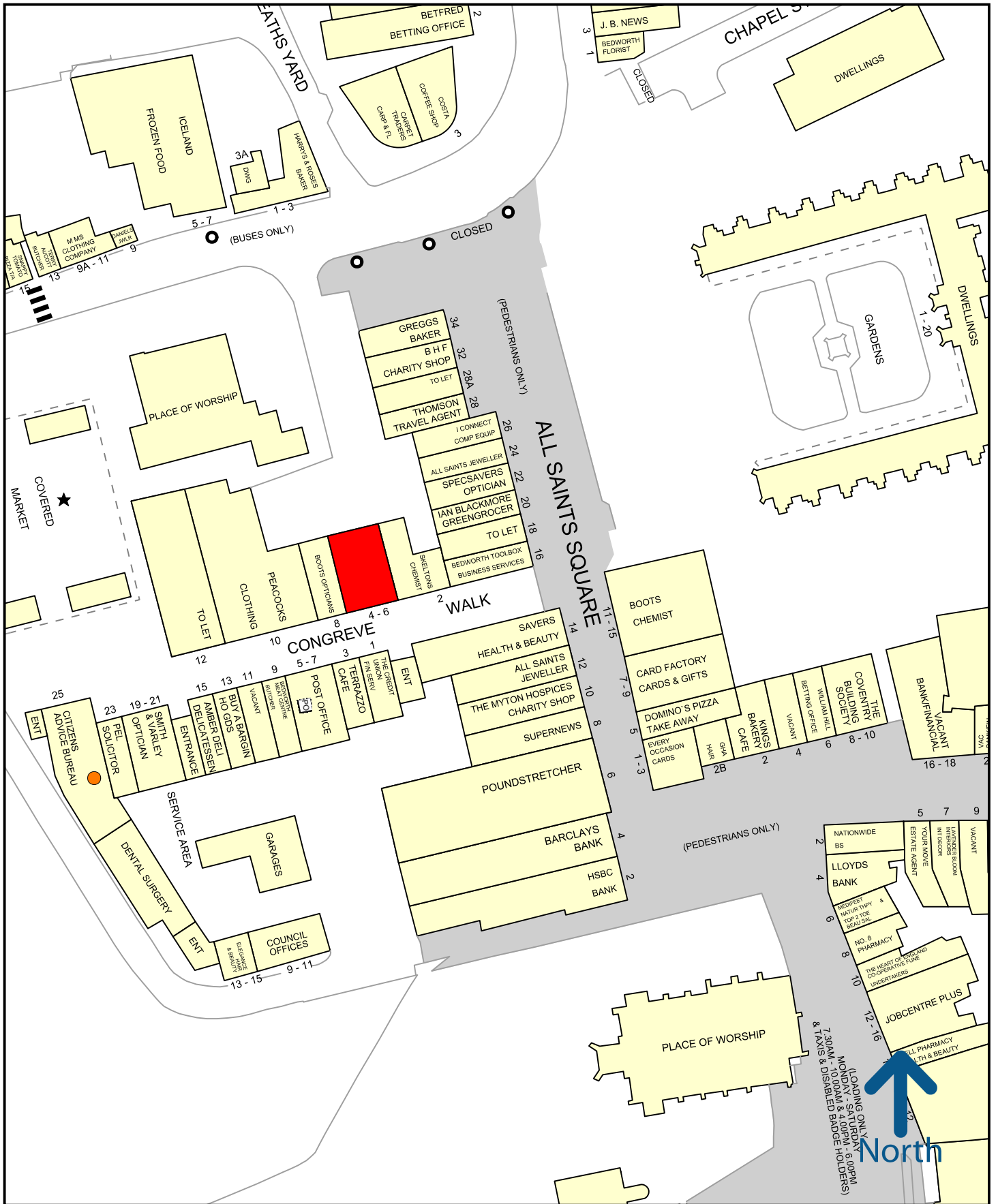
Rowley Hughes Thompson

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Date Revised: Sept 2017

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



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

