

# ROWLEY HUGHES 1121 212 7800

## 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 we 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 <u>significantly</u> 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: <u>barrym@rhtretail.co.uk</u>

**Date Prepared**: October 2018

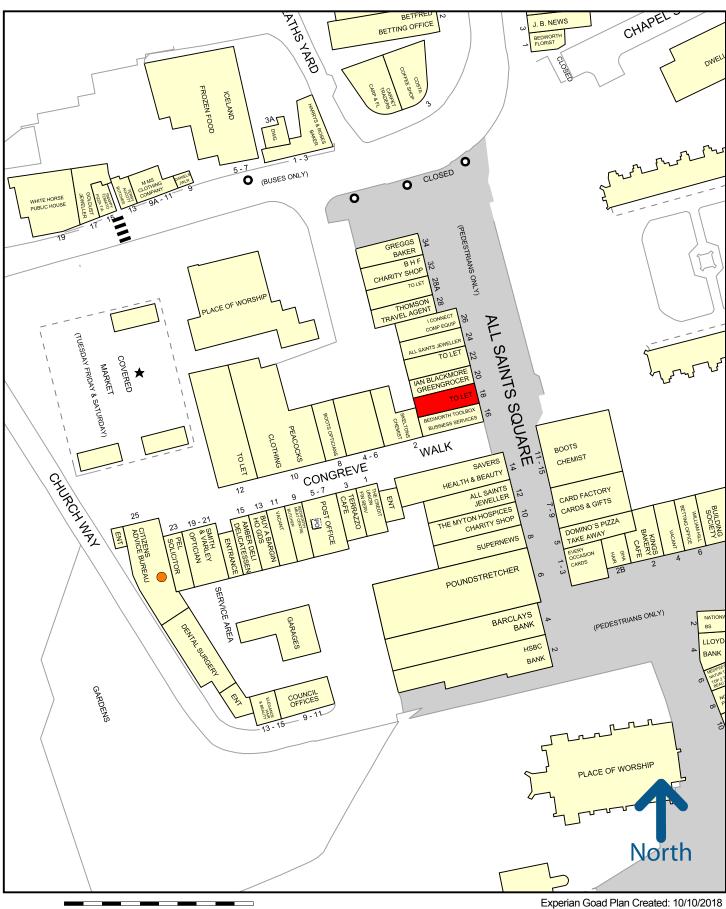
All transactions are stated exclusive of VAT.

**SUBJECT TO CONTRACT** 

MISREPRESENTATION ACT 1967 NOTICE: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of any offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to teh property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.







50 metres

Created By: RHT

