



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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## TO LET

### 4-6 CONGREVE WALK, BEDWORTH, WARWICKSHIRE CV12 8LY

#### Location

The premises occupy a prominent position fronting Congreve Walk within Bedworth Town Centre, located close to its junction with All Saints Square. Other retailers in the locality **include Boots, Peacocks, Card Factory, Savers, Greggs and British Heat 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

On Application.

#### 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 upon request.

Rateable Value	£22,000
Rate in £ (2019/2020)	49.1p
Rates Payable	£10,802 pa

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 potentially each subsequent year until April 2022.

#### Legal Costs

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

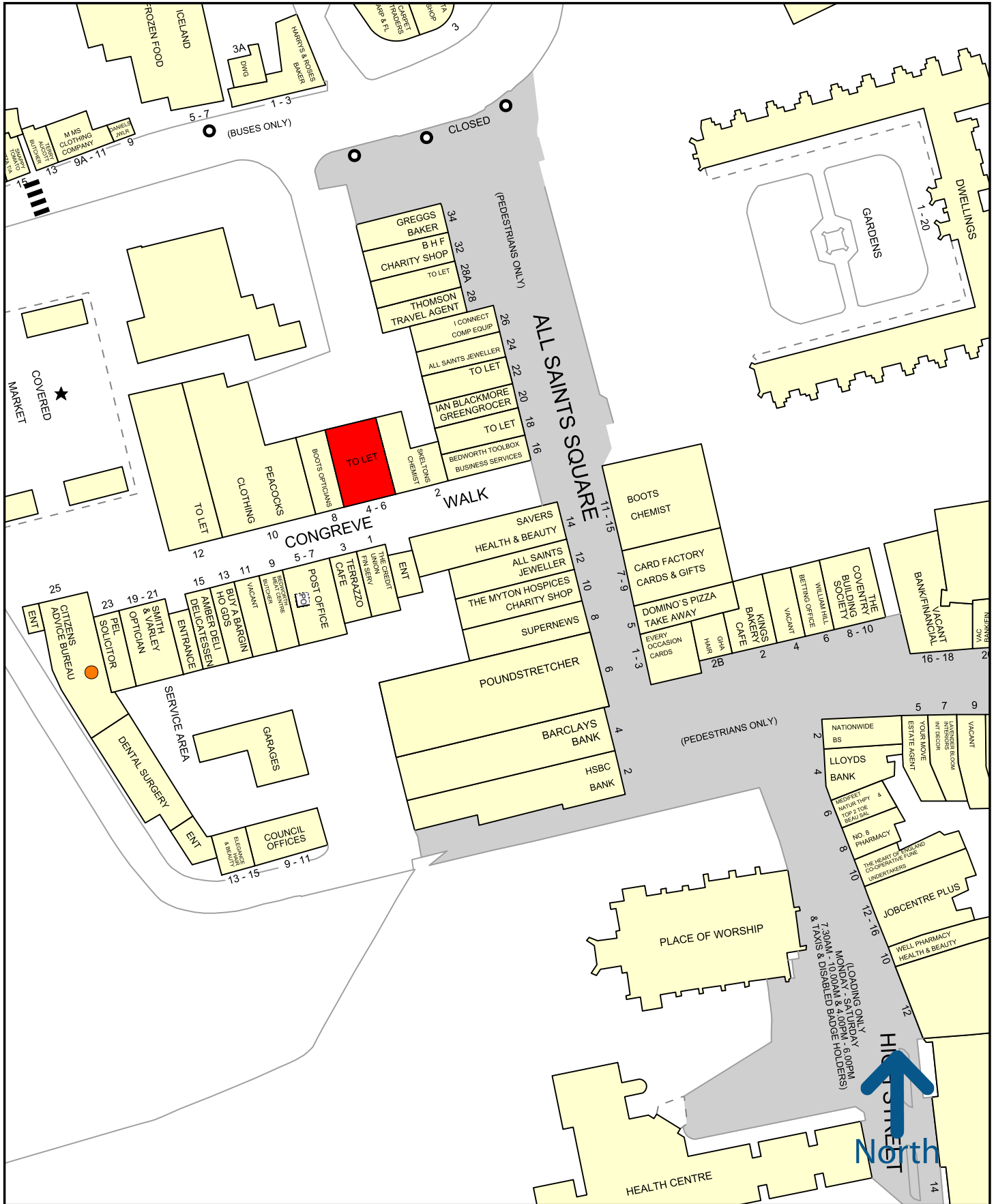
#### Viewing

Strictly by appointment via the sole retained agents.

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

David Thompson  
Direct Tel: 0117 970 7534  
Email: [davidt@rhtretail.co.uk](mailto:davidt@rhtretail.co.uk)

Date Revised: Feb 2020. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 18/02/2020  
Created By: RHT

