



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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RETAIL UNIT TO LET

**28 ALL SAINTS SQUARE
BEDWORTH, WARWICKSHIRE
CV12 8ND**

****BUSINESS RATES EXEMPT UNIT
APRIL 2021****

Location

The premises occupy a prime location fronting All Saints Square within Bedworth Town Centre. Other retailers in the locality include **Boots, Peacocks, Card Factory, Savers, 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. Staff wc accommodation is located at first floor level.

Accommodation

Ground Floor Sales	69.30 sq m	(746 sq ft)
First Floor Storage	25.08 sq m	(270 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.

Rent

£13,500 per annum exclusive of business rates, building insurance, service charge 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

EPC available upon request.

Rates

Rateable Value £12,750

This information is for guidance purposes only. Please note that under previous legislation the property qualified 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. Until April 2021 no business rates are payable on this property under current legislation.

Legal Costs

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

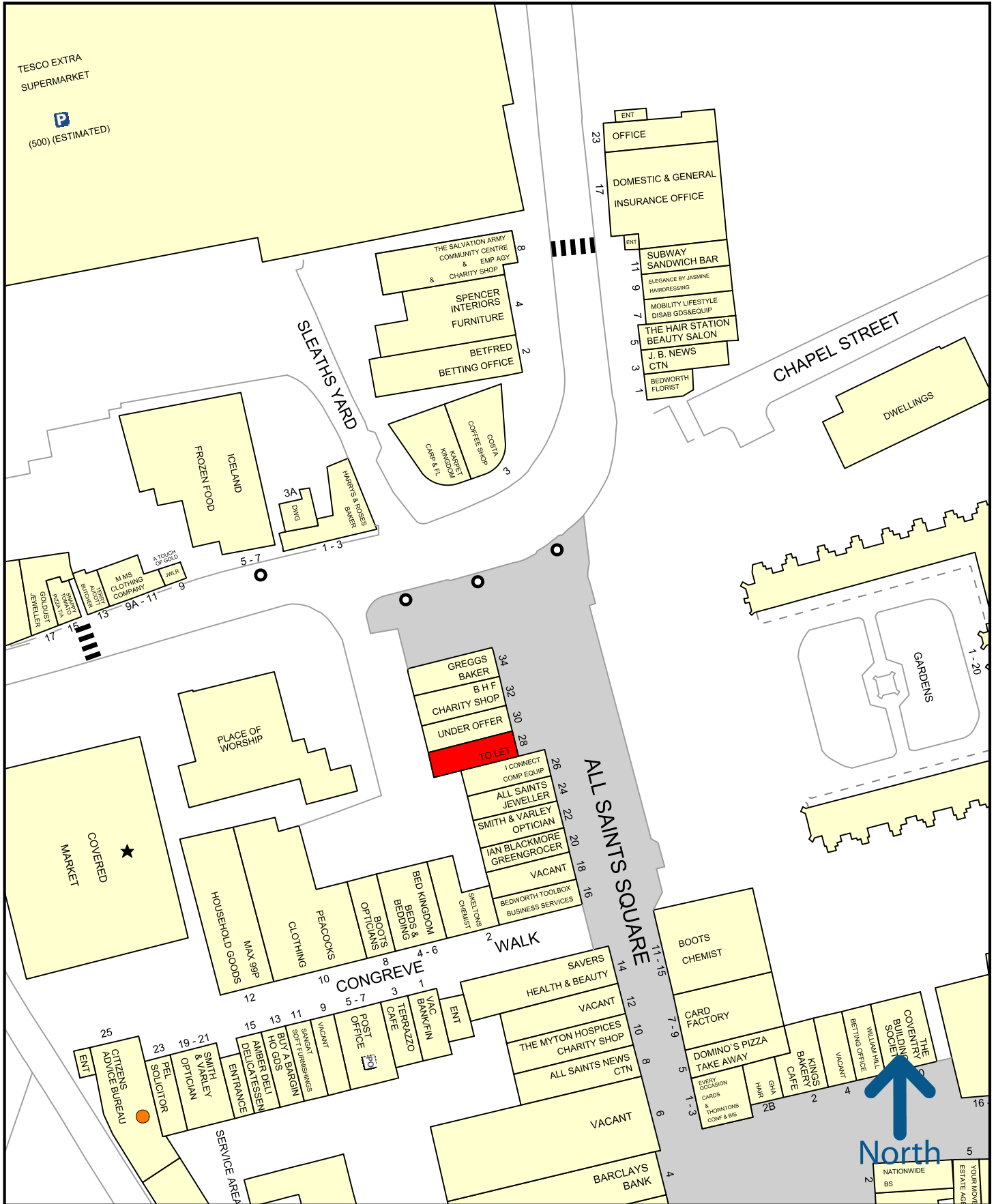
Viewing

Strictly by appointment via the sole agents:

David Thompson
Direct Tel: 0121 212 7803
Email: davidt@rhtretail.co.uk

Date Revised: Jan 2021. 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 an 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 the 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

Experian Goad Plan Created: 01/07/2020

Created By: RHT

