



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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LARGE RETAIL STORE TO LET

**12 CONGREVE WALK, BEDWORTH,
WARWICKSHIRE CV12 8LY**

***FULLY FITTED/TEMPORARY
ACCOMMODATION AVAILABLE***

****Sales Area 348.10 sq m (3,747 sq ft) plus stores****

Location

The premises occupy a prominent position fronting Congreve Walk within Bedford Town Centre, located close to the junction of All Saints Square with Congreve Walk. Other retailers in the locality include **Home Bargains, Peacocks, Specsavers, Thomson Travel, Boots, 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. There is a goods lift connecting ground and first floor levels.

Accommodation

Gross Frontage	11.68m	(38 ft 4 ins)
Internal Width	11.35m	(37 ft 3 ins)
Built Depth	30.66m	(100 ft 7 ins)
Ground Floor Area	348.10 sq m	(3,747 sq ft)
Ground Floor Stores	67.72 sq m	(729 sq ft)
First Floor Stores	299.42 sq m	(3,223 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.

Rental

On Application

Service Charge

The lease is subject to a service charge, full details upon request.

Rating Assessment

Rateable Value £30,750

This information is for guidance purposes only. Interested parties are advised to make their own enquiries.

EPC Rating

D:76 – full EPC available upon request.

Legal Costs

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

Viewing

By appointment with the sole letting agents

Contact:

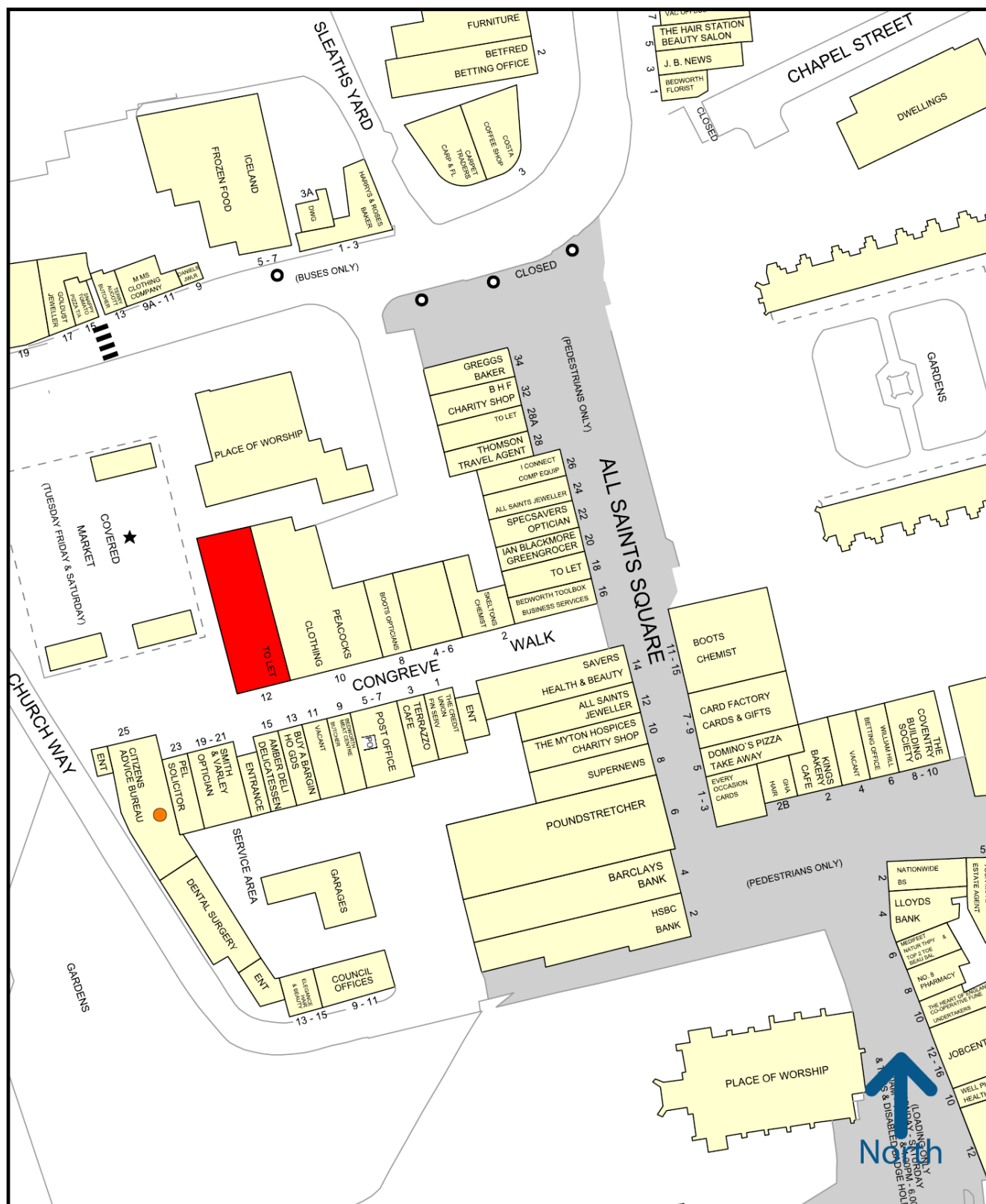
David Thompson

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Date prepared: Jan 2021. All transactions are stated exclusive of VAT. Subject to Contract.

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Experian Goad Plan Created: 16/01/2018

Created By: RHT

50 metres



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