



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

www.rhretail.co.uk | 57 CORNWALL STREET BIRMINGHAM B3 2EE



## TO LET

### 18 ALL SAINTS SQUARE, BEDWORTH, WARWICKSHIRE CV12 8ND

#### Location

The premises occupy a prominent position fronting All Saints Squarer within Bedworth Town Centre, located close to the junction of All Saints Square with Congreve Walk. Other retailers in the locality include Aldi, Home Bargains, Peacocks, Savers, Greggs and British Heart Foundation as can be seen from the attached trading plan.

#### 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    | 5.33 m     | (17 ft 6 ins) |
| Internal Width    | 5.03m      | (16 ft 6 ins) |
| Built Depth       | 11.66m     | (38 ft 3 ins) |
|                   |            |               |
| Ground Floor Area | 55.18 sq m | (594 sq ft)   |
| First Floor Area  | 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 (plus VAT) exclusive of service charge, business rates and building insurance.

#### Service Charge

The lease is subject to a service charge. The charge for the current year is £279 plus VAT.

#### Rating Assessment

Rateable Value £12,500  
Rate in £ (2024/2025) 49.9p

Under current legislation Small Business Rates Relief and a 75% reduction will apply to qualifying occupiers.

#### EPC Rating

C:72 – full EPC available upon request.

#### Legal Costs

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

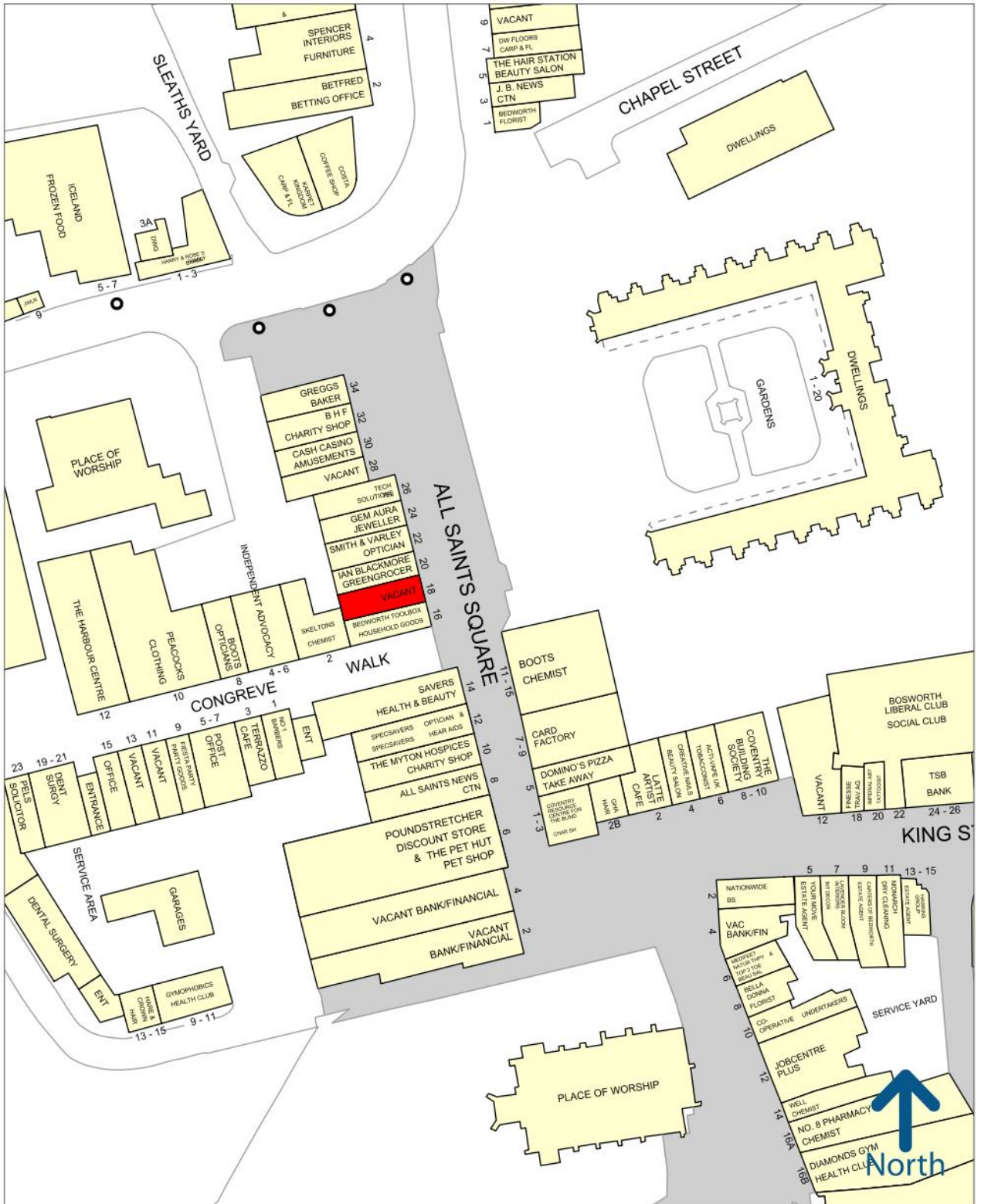
#### Viewing/Contact:

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Date prepared: April 2024. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 17/05/2022  
Created By: RHT



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