



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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



RETAIL UNIT 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 **Aldi, Home Bargains, Peacocks, Poundstretcher, Card Factory, 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.

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.

Commencing Rental

£22,500 per annum.

VAT

Value Added Tax will be payable on the rent.

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.

Business Rates

Rateable Value £22,500

Rate in the £ (2024/2025) 49.9p

Eligible businesses will qualify for a 75% Business Rates discount under current Government assistance.

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.

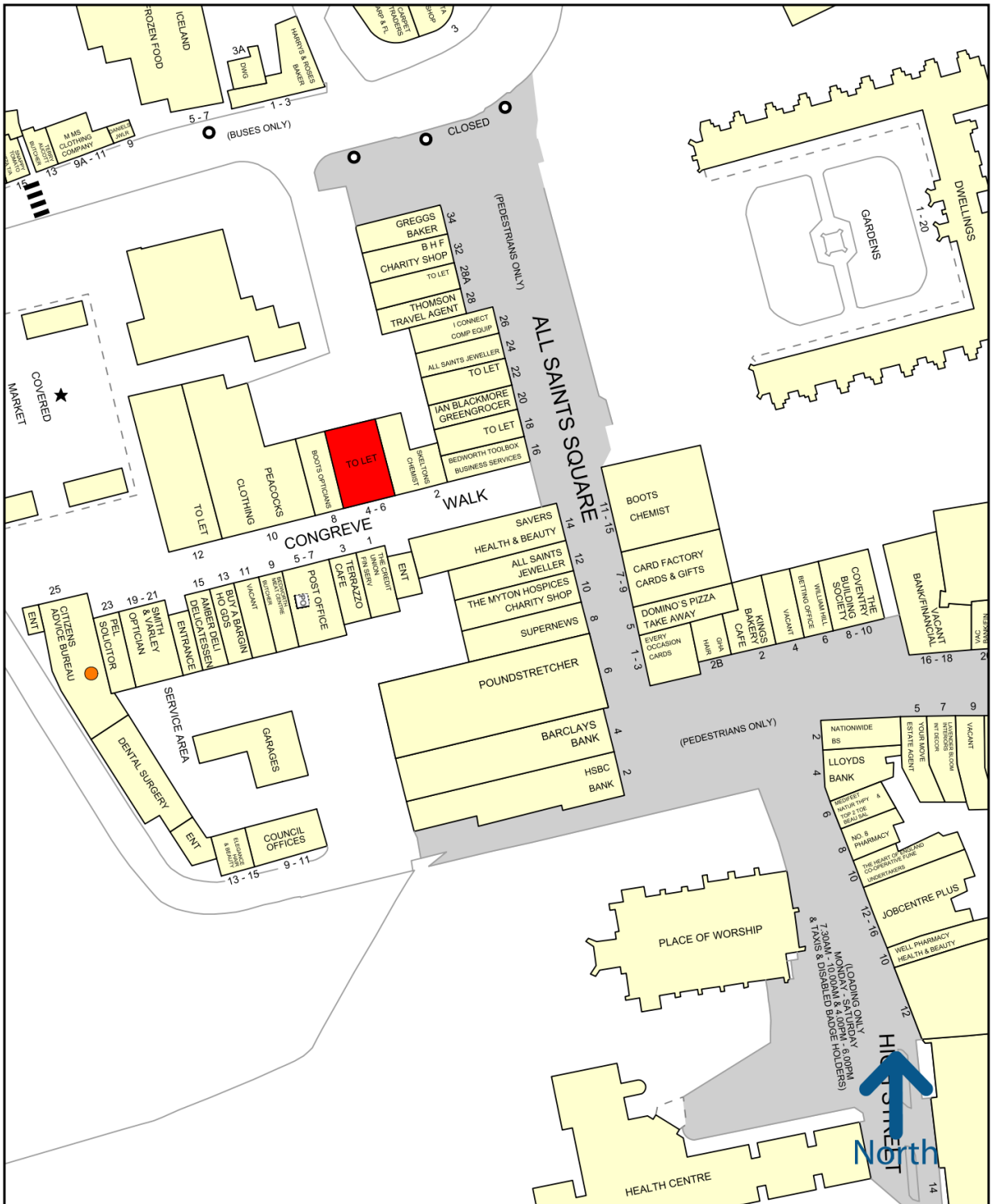
David Thompson

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

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50 metres

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



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