

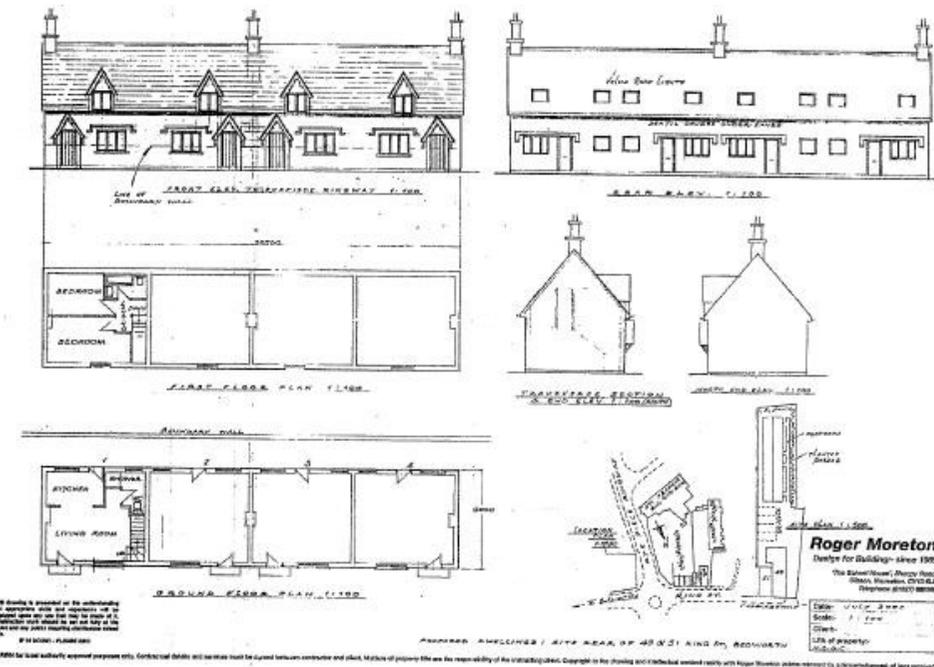
## FOR SALE

### King Street Bedworth, CV12 8JD

**Purchase Price:** Offers Over £160,000

**Area:** 1,306.80 sqft

- Located In A Convenient Position
- Site Currently Held On Licence
- Attractively Designed Alms House Style
- Suitable For Future Sale
- For Retention As An Investment



## LOCATION:

The subject site is located within Bedworth Town Centre to the rear of existing commercial properties (No. 49 and 51 King Street) with easy access to the pedestrianised commercial heart of the town and otherwise for access to all main amenities.

The property faces out across public gardens adjoining St. Francis Roman Catholic Church which fronts the B4113 Rye Piece Ringway which is the town Inner Ring Road.

## DESCRIPTION:

The subject property comprises a freehold residential development site with planning consent for the erection of four Alms-house style mews houses affording a particularly attractive appearance and each to comprise living room and kitchen with ground floor shower room together with two first floor bedrooms and bathroom.

Each property also has the benefit of a single parking space attached with vehicular access afforded alongside No. 49 King Street to service the development and the existing commercial units (Nos. 49 and 51) as illustrated on the plan attached (for illustrative purposes only).

Otherwise the land, which is currently a car park, is held on Licence by Warwickshire County Council and is producing a current Licence fee income of £7,500 per annum.

## PLANNING:

On 14th July 2016 planning consent was granted for the erection of four terraced houses at this address (Ref. 034180) as provided for in the Planning Decision Notice attached and also in the drawings included in these details for illustrative purposes only.

## LOCAL AUTHORITY:

Nuneaton and Bedworth Borough Council  
Town Hall  
Coton Road  
NUNEATON  
Warwickshire CV11 5AA  
Tel: 024 7637 6376

## SERVICES:

TBC

## TERMS:

£160,000 for the freehold subject to the existing Licence which is determinable on one month's Notice (existing Licence Agreement is available on application to the sole selling agents).

It is confirmed that as part of the sale in this case the Vendor (who is intending to retain the existing frontage properties (Nos. 49 and 51 King Street) will require the purchaser to re-surface the access road (which is being disposed of as part of this sale) and also to re-surface the retained area of yard at the rear of Nos. 49 and 51 as well as to provide three marked parking spaces for use by the existing commercial tenants.

## LEGAL COSTS:

TBC

## VAT:

TBC

## CONTACT:

To arrange a viewing:

**Loveitts 024 7622 8111 (Option 2) [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)**