

## TO LET

### Bulkington Road Bedworth, CV12 9DR

Rent PA: £5,400

Area: 391 sqft (36 sqm)

- Ground Floor Retail Unit
- Until Recently T/A Convenience Store
- Other Uses Subject To Consents
- Prominent Position
- Parking Bay to Hand



## LOCATION:

The premises occupy a prominent trading position fronting the busy Bulkington Road (B4029) close to its junction with William Street, less than half a mile from Bedworth Town Centre and approximately one and a half miles from Bulkington. Bedworth Railway Station is also close by and there is a parking bay to hand. There are a number of other shop units in the vicinity, otherwise, the premises are located in a densely populated residential area.

Bedworth is about six miles to the north of the centre of Coventry and four miles south of Nuneaton.

The town, which is understood to have a population of 30,648, is located in the Nuneaton and Bedworth Borough Council area with a borough population of 125,252 (figures taken from the 2011 Census).

## DESCRIPTION:

The property comprises a ground floor shop unit forming part of a larger two storey building. The premises have until recently traded as a convenience store, but are considered suitable for a variety of retail and other uses, subject to obtaining any necessary consents.

## SUMMARY OF FLOOR AREAS:

|                    | AREA SQFT  | AREA SQM  |
|--------------------|------------|-----------|
| Ground Floor (NIA) | 391        | 36        |
| <b>TOTAL</b>       | <b>391</b> | <b>36</b> |

All measurements detailed in these particulars are approximate.

## FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

## SERVICES:

Mains electricity, water and drainage are understood to be installed to the property, subject to connection charges by the utility companies. No tests have been applied.

## TERMS:

The property is to be let on a new tenant's internal repairing and apportioned insuring lease, together with the maintenance and decoration of the shop front and fascia, for a term by agreement but a six year lease subject to an upward only rent review at the end of the third year is suggested, at a commencing rental of £5,400 per annum.

## LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

## RATEABLE VALUE:

We are informed by the Local Authority that the the current assessment is:- Rateable Value (2017 List) £3,050. Please note that this is not the rates payable and prospective occupiers are commended to make their own enquires with the Local Authority for verification of the rateable value and the amount of rates payable.

## EPC RATING: D

## CONTACT:

To arrange a viewing:

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