

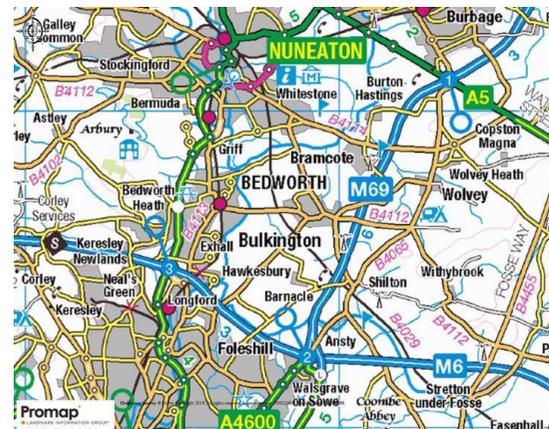
## TO LET

### Chequer Street Bulkington, CV12 9NH

Rent PA: £5,500

Area: 186 sqft (17 sqm)

- Ground Floor Shop Unit
- Other Uses Subject to Consents
- Prominent Trading Position
- Popular Village Location



## LOCATION:

The subject property occupies a prominent trading position fronting Chequer Street in the popular Warwickshire village of Bulkington.

The premises are situated on the fringe of the shopping area adjacent to a parade of four shop units (with residential accommodation above) and the Olde Chequers Inn. Located amongst a number of predominantly local and national concerns (including Co-operative Food Store, Spa, William Hill etc.), there is car parking to hand.

The property is conveniently situated for the larger centres of Bedworth (2 miles), Nuneaton (4 miles), Hinckley (7 miles), Coventry (7 miles), and Leicester (18 miles) etc., and is also well located for the motorway network, M6 (3 miles), M69 (5 miles), M1 (14 miles) etc., (all distances are approximate).

Bulkington, which is understood to have a population of about 6,146, is located in the Nuneaton and Bedworth Borough Council area with a borough population of 125,052 (figures taken from the 2011 census).

## DESCRIPTION:

The property comprises a ground floor shop unit forming part of a larger two storey building with parking to hand.

The premises are considered suitable for a variety of retail and other uses (including offices), subject to obtaining any necessary consent.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Floor Area	186	17
<b>TOTAL</b>	<b>186</b>	<b>17</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:

All mains services are understood to be available subject to connection charges by the utility companies. It is anticipated that the rent be inclusive of contributions towards any utility charges that apply, subject to fair usage. The tenant is directly responsible for their own telecoms. 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 an upward only rent review at the end of the third year is suggested, at a commencing rental of £5,500 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. At the time of the preparation of these details (June 2018) the Landlord has not elected to charge VAT on the rent.

## RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is:- Rateable Value (2017 List) - £1,825. Prospective occupiers are recommended to make their own enquiries with the Local Authority.

## EPC RATING: C

## CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email [coventry.commercial@loveitts.co.uk](mailto:coventry.commercial@loveitts.co.uk)