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VIEW ONLINE

BUSY TOWN CENTRE RETAIL SHOP



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GROUND FLOOR RETAIL SHOP, 25 KING STREET, BEDWORTH, CV12 8HS

To Rent: £16,000 per annum 1,438 sq ft (133.59 sq m)

Description

25 King Street comprises a high quality retail shop, formerly occupied by Ladbrokes. The property is ready for immediate occupation and benefits from floor to ceiling glazing to the front. Internally, the unit makes use of ceiling mounted heating & cooling, fitted shop counter, kitchen and three WCs.

First floor potentially available by way of a separate negotiation.

Summary

- Excellent footfall in Bedworth town centre
- Glazed frontage
- Nearby parking
- Fitted counter
- 3 WCs





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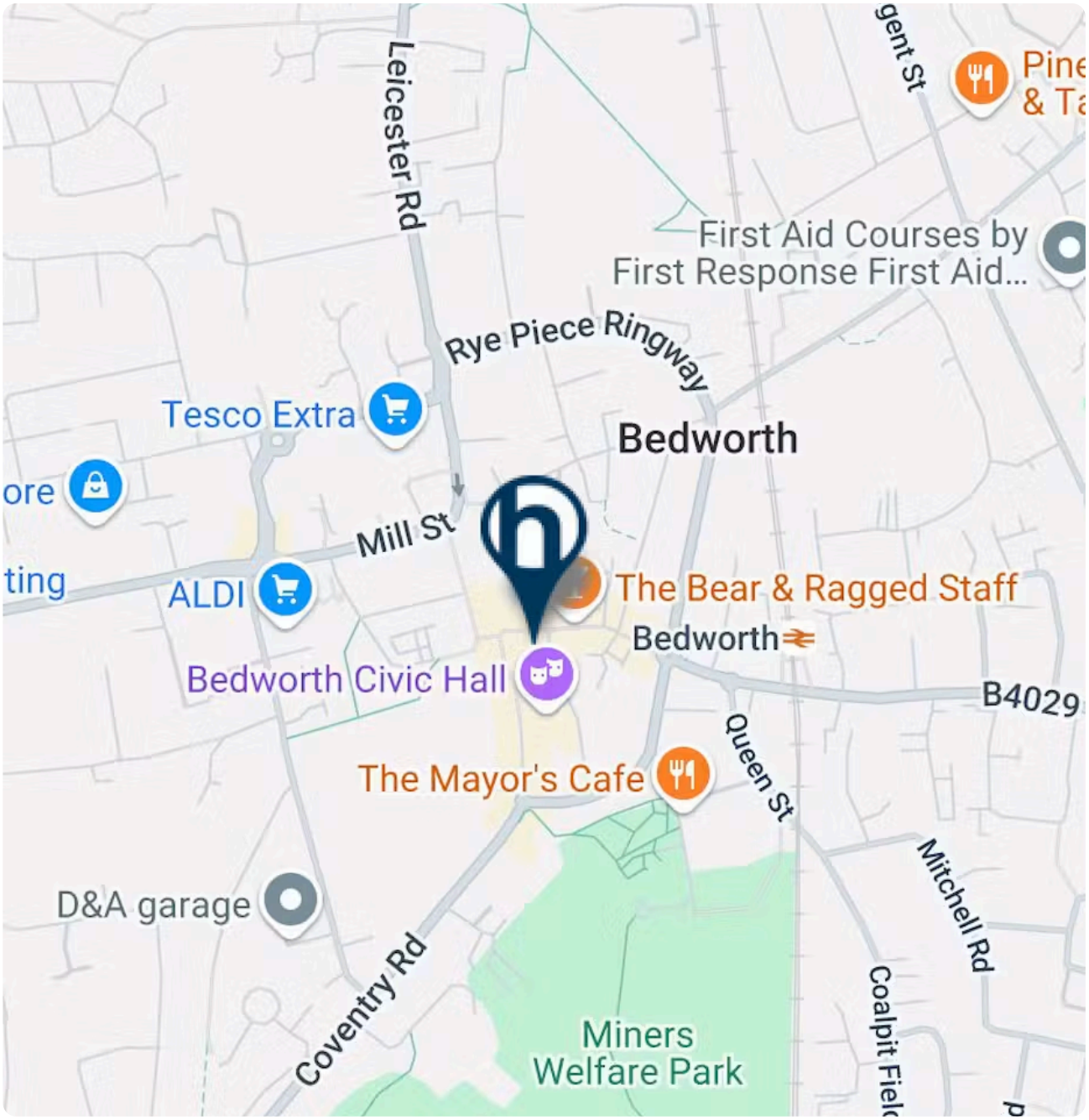
To Rent: £16,000 per annum 1,438 sq ft (133.59 sq m)

Location

King Street is located in Bedworth's main shopping centre. Surrounding occupiers include Wetherspoon, Betfred and Nationwide. The shop is a 5 minute walk from Bedworth train station. By road, J3 of the M6 is 2.5 miles away and Coventry and Nuneaton town centres can be reached in 15 and 10 minutes respectively.

Connectivity

- J3 M6 (2.5 miles)
- Bedworth (5 minute walk)



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TERMS

Available by way of a new lease on terms to be agreed. Rolling mutual break from two years.

RENT

£16,000 per annum

EPC

C (58)

VAT

Applicable

BUSINESS RATES

Rateable Value: £21,500
Rates Payable:
RHL rates discount may be applicable.

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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