



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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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 Boots, Peacocks, Card Factory, Savers, Greggs and British Heart Foundation** as can be seen from the attached traders extract.

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. Alternatively a short term occupation will be considered.

Commencing Rental

On Application.

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.

Rateable Value £22,000

This information is for guidance purposes only. Interested parties are advised to make their own enquiries. This property is subject to transitional rates relief for the current year and potentially each subsequent year until April 2022.

Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

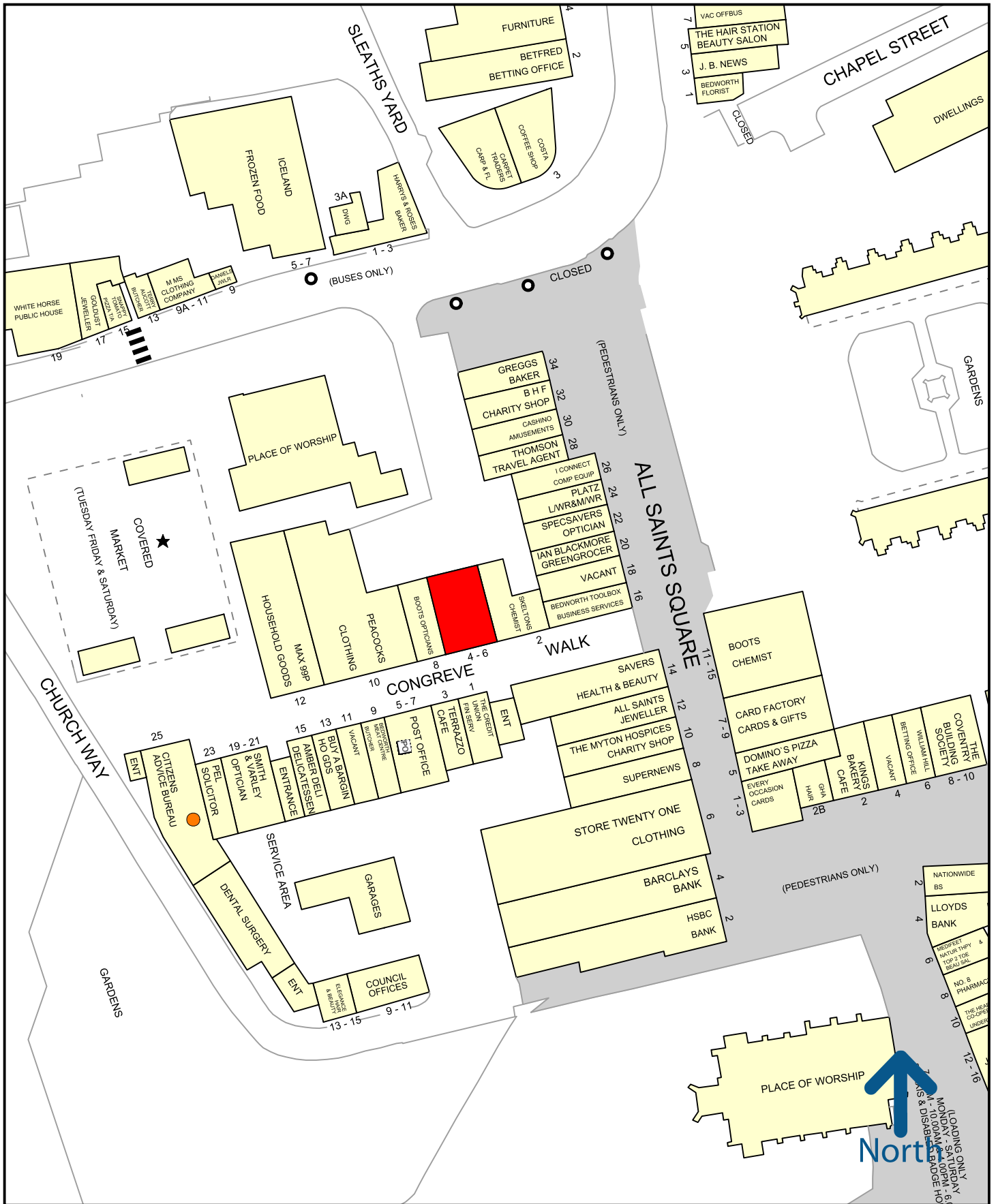
Viewing

Strictly by appointment via the sole retained agents.

David Thompson
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Date Revised: Jan 2021. All transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.



50 metres

Experian Goad Plan Created: 20/07/2017
Created By: RHT

