



## FOR SALE

OFFICE WITH PRIOR APPROVAL FOR  
RESIDENTIAL CONVERSION

Mitre House, School Road,  
Bedworth, CV12 9JB

Prior approval for a conversion to three  
dwellings granted 25 January 2024



Located in the centre of the large  
village of Bulkington



Three separate entrances and UPVC  
double glazing



Large car park to the rear



GIA - 2,694 sq ft (250.3 sq m)



## LOCATION

The subject property is located fronting on to School Road in the village of Bulkington. The property itself is accessed from a layby running parallel to School Road. The property is in close proximity to St James' Church and is located opposite from a Co-op foodstore. The surrounding area is a mixture of residential and commercial uses.

Bulkington is a large village (population approx. 6,000) located 4 miles to the south of Nuneaton and 2 miles to the east of Bedworth. Bulkington benefits from convenient access to the M6/M69 at the Ansty Interchange, approx. 3 miles to the south.

## DESCRIPTION

The subject property comprises detached office premises located in the centre of the village of Bulkington. The property is of brickwork construction surmounted by a pitched tiled roof. The property benefits from UPVC double glazing.

Internally, the accommodation is arranged over two storeys and comprises a variety of cellular offices with ancillary kitchen and WC facilities. Externally, there is a large concrete surfaced car park to the rear.

Prospective purchasers should note that the property is in a shell condition as a result of a recent water leak.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Ground	Office	1,365	126.81
First	Office	1,329	123.46
		2,694 Sq Ft	250.27 Sq M

## SERVICES

Mains gas, electricity, water and drainage are connected to the subject property. Heating is by way of gas fired central heating serving panel radiators.

## PLANNING

The property benefits from prior approval under Schedule 2, Part 3, Class MA of the Town and Country Planning General Permitted Development (England) Order 2015 (as amended) for a change of use from offices (Use Class E) to 3 dwellings (Use Class C3). Plans are available from our office upon request.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Nuneaton & Bedworth Borough Council is:

Rateable Value: £16,250

THIS IS NOT THE AMOUNT PAYABLE

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(88)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

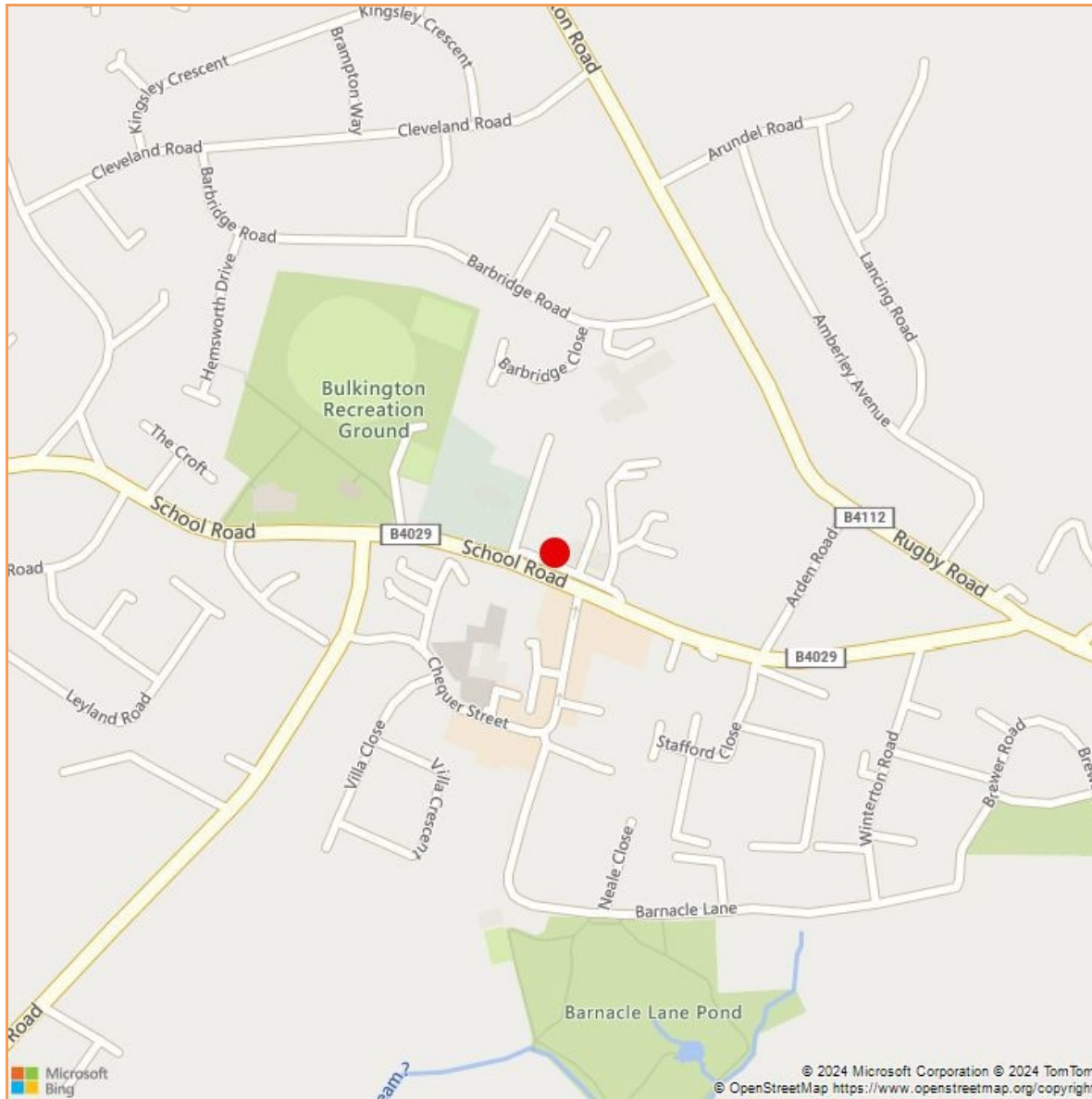
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





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