



## TO LET

### RETAIL PREMISES

94-96, King Street,  
Bedworth, CV12 8JF

Arranged over four storeys



Yard to the rear



Adjacent to the railway station



Currently arranged as a veterinary  
surgery



NIA - 2,324 sq ft (215.9 sq m)



## LOCATION

The subject property is located on King Street in Bedworth town centre, adjacent to the railway station.

Bedworth is a town in Warwickshire (population 31,000), approximately 3 miles to the south of Nuneaton. Bedworth benefits from excellent road communications with the A444 Bedworth Bypass providing direct access to Junction 3 of the M6 Motorway. Bedworth railway station provides services to Nuneaton, Coventry and Leamington Spa.

## DESCRIPTION

The subject property comprises four storey commercial premises located on King Street in Bedworth town centre, adjacent to the town's railway station.

The premises has most recently been used as a veterinary surgery and comprises a variety of treatment rooms, with ancillary offices, kitchen and WC facilities.

Externally, there is a yard area to the rear of the property.

## ACCOMMODATION

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

		SQ FT	SQ M
Basement	Treatment Areas	753	69.95
Ground	Retail/Treatment Areas	588	54.63
First	Office/Stores	615	57.13
Second	Stores	368	34.19
NIA Total		2,324 Sq Ft	215.9 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of electric panel heaters and there is air conditioning to some areas.

## 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: £12,250

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available by way of an assignment of an existing lease which is for a period of 20 years from 28 January 2008 at an annual rent of £18,300 per annum exclusive. There are five yearly upwards only rent review provisions. Alternatively a sublease outside of the security of tenure provisions of the Landlord & Tenant Act 1954 may be available.

## LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(118)

## 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](mailto:info@wardsonline.co.uk).

## REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

## 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

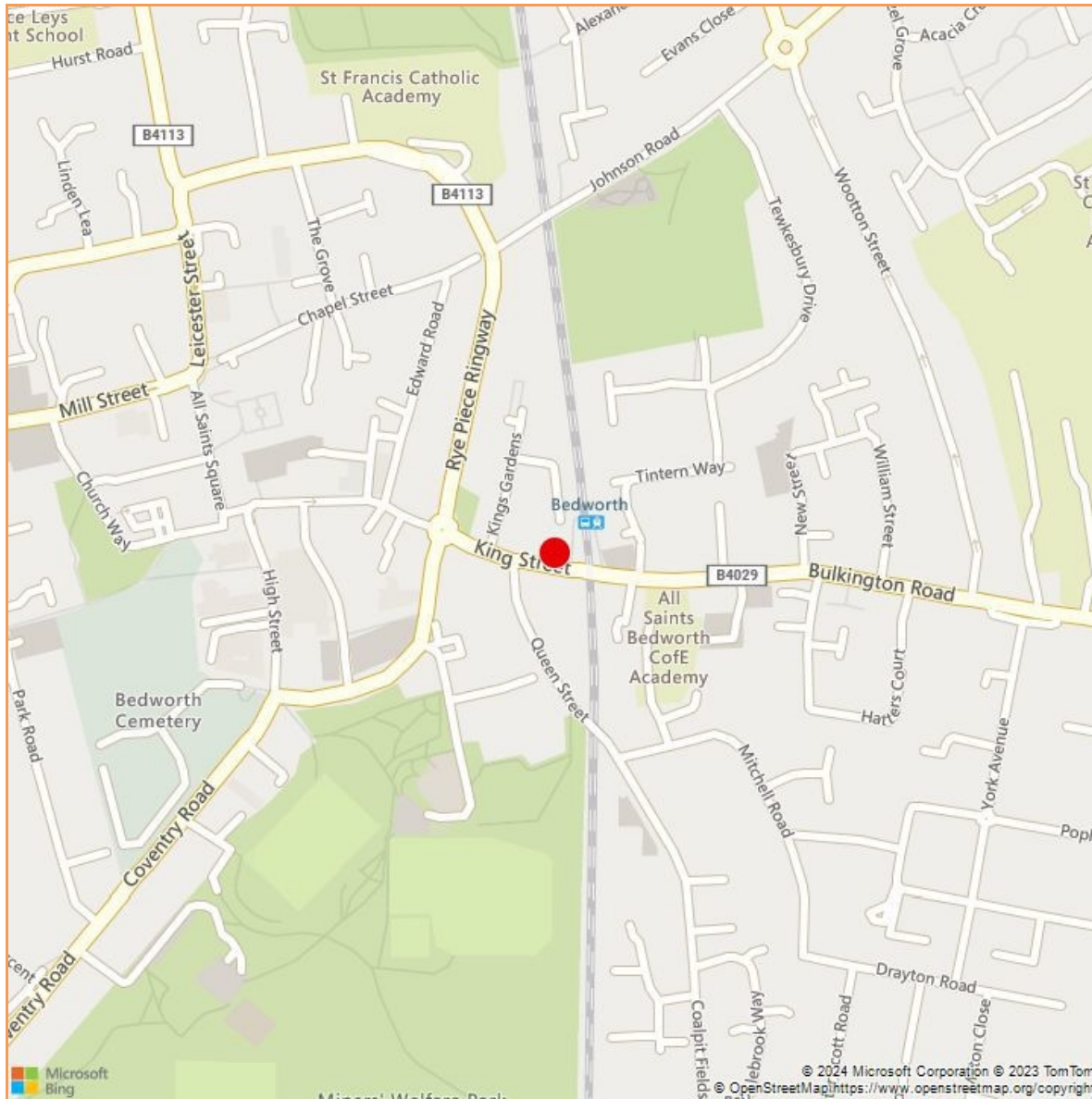
Please note that any plans contained within these particulars are for identification purposes only.

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.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website ([www.rics.org](http://www.rics.org)). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.







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