

# Bedworth, All Saints Square & King Street. CV12 8LP

Retail Units – TO LET



- Range of unit sizes available
- Ground floor sales areas available from 398 sq ft to 2,594 sq ft
- Prominent location
- Flexible accommodation with first floor storage
- Adjacent to new Greggs, Bet Fred, Card Factory and Domino's



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## LOCATION

Bedworth is a market town in the heart of the midlands some 3 miles south of Nuneaton, 5 miles north of Coventry and 18 miles east of Birmingham.

The property is adjoined by national occupiers in the form of **Card Factory, Dominos, Greggs, Savers, Nationwide Building Society, Coventry Building Society & Specsavers.**

## DESCRIPTION

The property comprises of ground floor sales and ancillary first floor accommodation. The accommodation benefits from a wide trading frontage onto All Saints Square and King Street

The property is serviced off the rear elevation via a dedicated service yard.

## ACCOMMODATION

The premises comprise the following approximate floor area and **can be sub-divided** in accordance with the plans shown within these particulars:

|                                 |                 |                   |
|---------------------------------|-----------------|-------------------|
| <b>TOTAL Ground Floor Sales</b> | <b>241 sq m</b> | <b>2594 sq ft</b> |
| <b>TOTAL First Floor Stores</b> | <b>211 sq m</b> | <b>2271 sq ft</b> |

The areas stated are on a GIA basis.

**The premises can be sub divided to provide a range of ground floor options with first floor storage ranging from 398 to 2,594 sq ft feet ground floor sales, plus additional first floor stores. See plans attached. Further detail upon application.**

## TENURE

The premises are available by way of a new lease for a term of years to be agreed.

## RENT

On Application.

## RATES

The property may require separate assessment subject proposed sub-division. Further information on application.

## EPC

Currently rated at D 100; the accommodation may require reassessment subject to sub-division.

## SERVICE CHARGE

A service charge applies, cost subject to sub-division

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

## CONTACT

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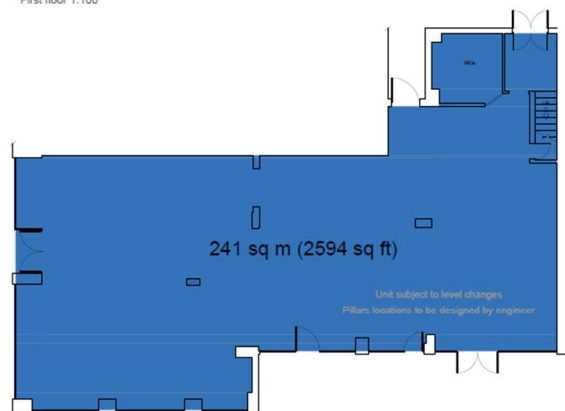
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Option A



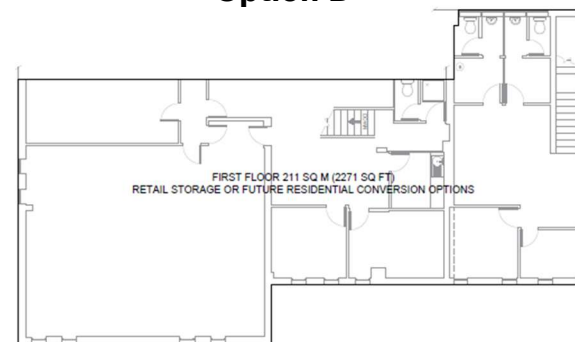
First floor 1:100



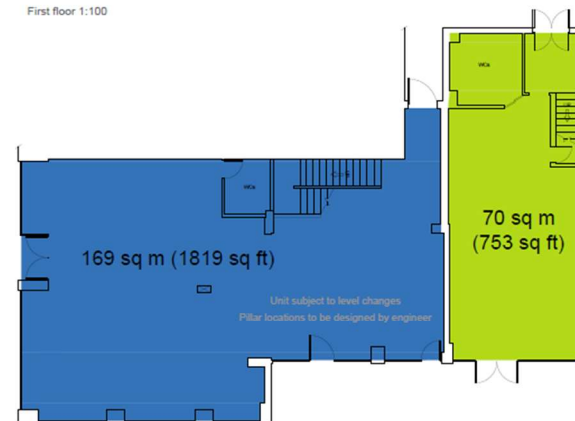
Ground Floor 1:100



Option B



First floor 1:100



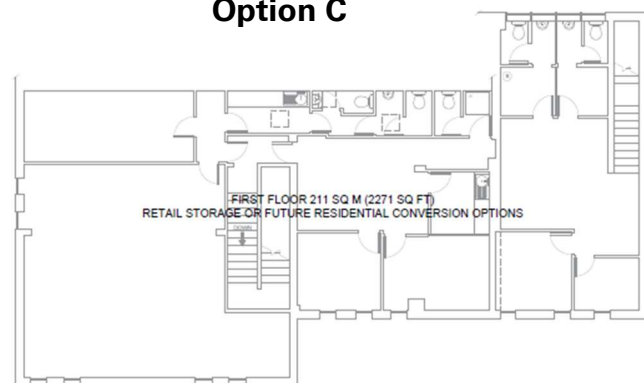
Ground Floor 1:100



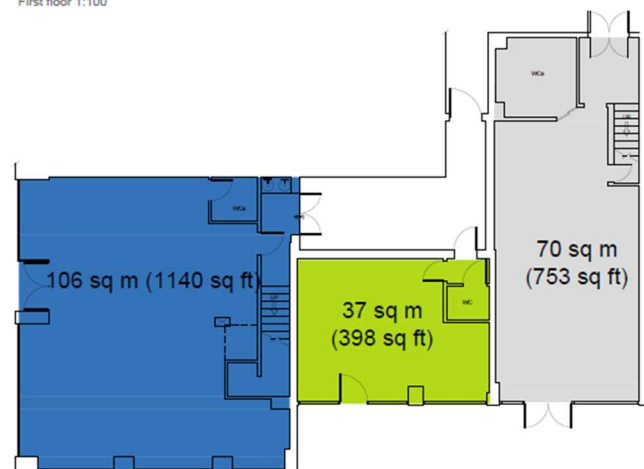
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## Option C



First floor 1:100

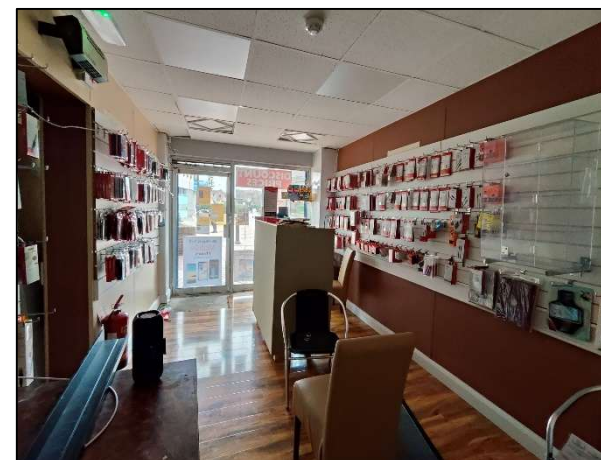
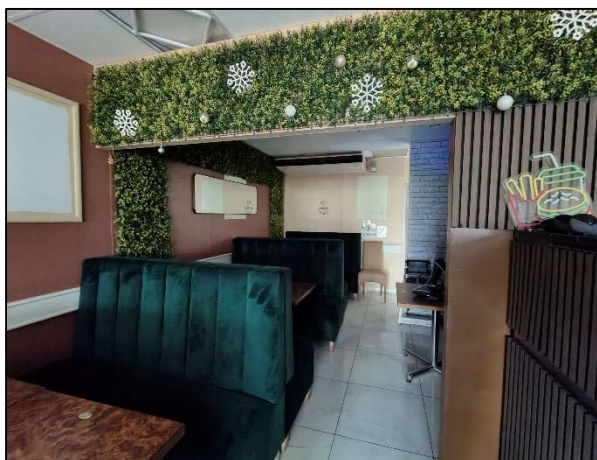


Ground Floor 1:100



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