

**RETAIL PREMISES TO LET DUE
TO RELOCATION
BY WAY OF ASSIGNMENT**

**32 ALL SAINTS SQUARE
BEDWORTH
CV12 8ND**



LOCATION

The premises are located in a prime position next to **BRITISH HEART FOUNDATION** with good visibility to Mill Street.

DESCRIPTION

The property is arranged over ground and first floors.

ACCOMODATION

The premises comprise of the following approximate areas:-

Ground Floor Sales Area	68.65m²	739 sq ft
First Floor	38.36m²	413 sq ft

TERMS

The premises are offered by way of assignment of an existing lease expiring 28.9.29 at a rent of £12,500 per annum exclusive.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the rateable value for the premises as follows:-

Rateable Value (2026 Assessment)	£11,750
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We suggest that all interested parties should verify the above information with the Local Authority.

PLANNING

We understand the premises do not lie within a Conservation Area and are not listed. We would suggest that interested parties make their own enquiries via the Local Council.

AML

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category E.

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Each party to be responsible for payment of their own costs incurred in the transaction.

VIEWING

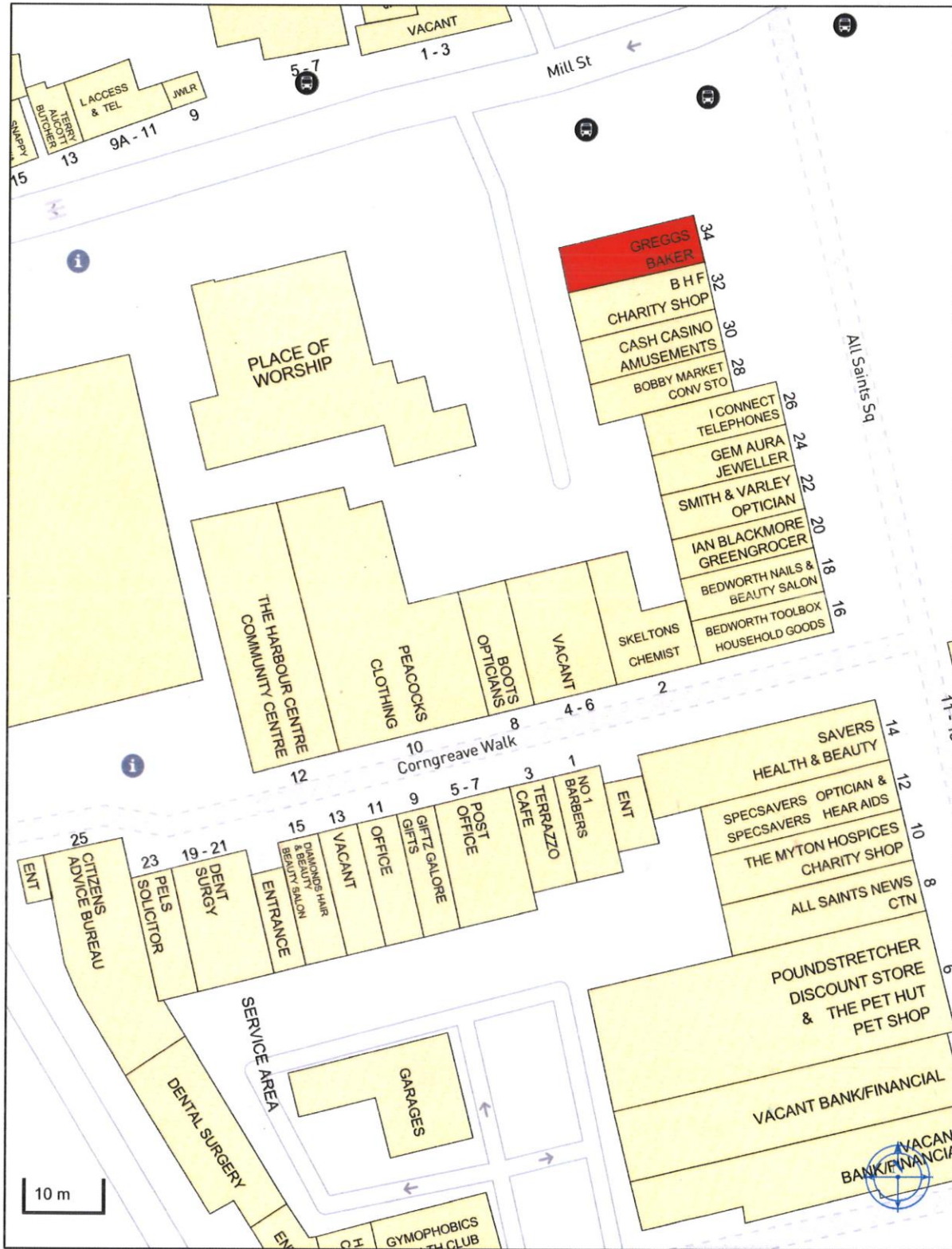
Strictly by appointment with the Sole Retained Agents:-

Simon Smith
simon.smith@wrightsilverwood.co.uk
0121 410 5551

**ALL TRANSACTIONS ARE STATED EXCLUSIVE OF
VAT
SUBJECT TO CONTRACT**

FEBRUARY 2026

0121 454 4004



Scan Web Link

IMPORTANT NOTICE

Wright Silverwood themselves and for the vendors or lessors of the property whose agents they are, give notice that:

1. These particulars do not constitute any part of, any offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Wright Silverwood their joint agents or the vendors or lessors.

3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
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