

**BUSY TOWN CENTRE RETAIL SHOP**



## Description

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25 King Street comprises a high quality retail shop, formerly occupied by Ladbrokes. The property is ready for immediate occupation and benefits from floor to ceiling glazing to the front. Internally, the unit makes use of ceiling mounted heating & cooling, fitted shop counter, kitchen and three WCs.

First floor potentially available by way of a separate negotiation.

## Summary

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- Excellent footfall in Bedworth town centre
- Glazed frontage
- Nearby parking
- Fitted counter
- 3 WCs



## GROUND FLOOR RETAIL SHOP, 25 KING STREET, BEDWORTH, CV12 8HS

To Rent: £21,000 per annum

1,438 sq ft (133.59 sq m)

## Location


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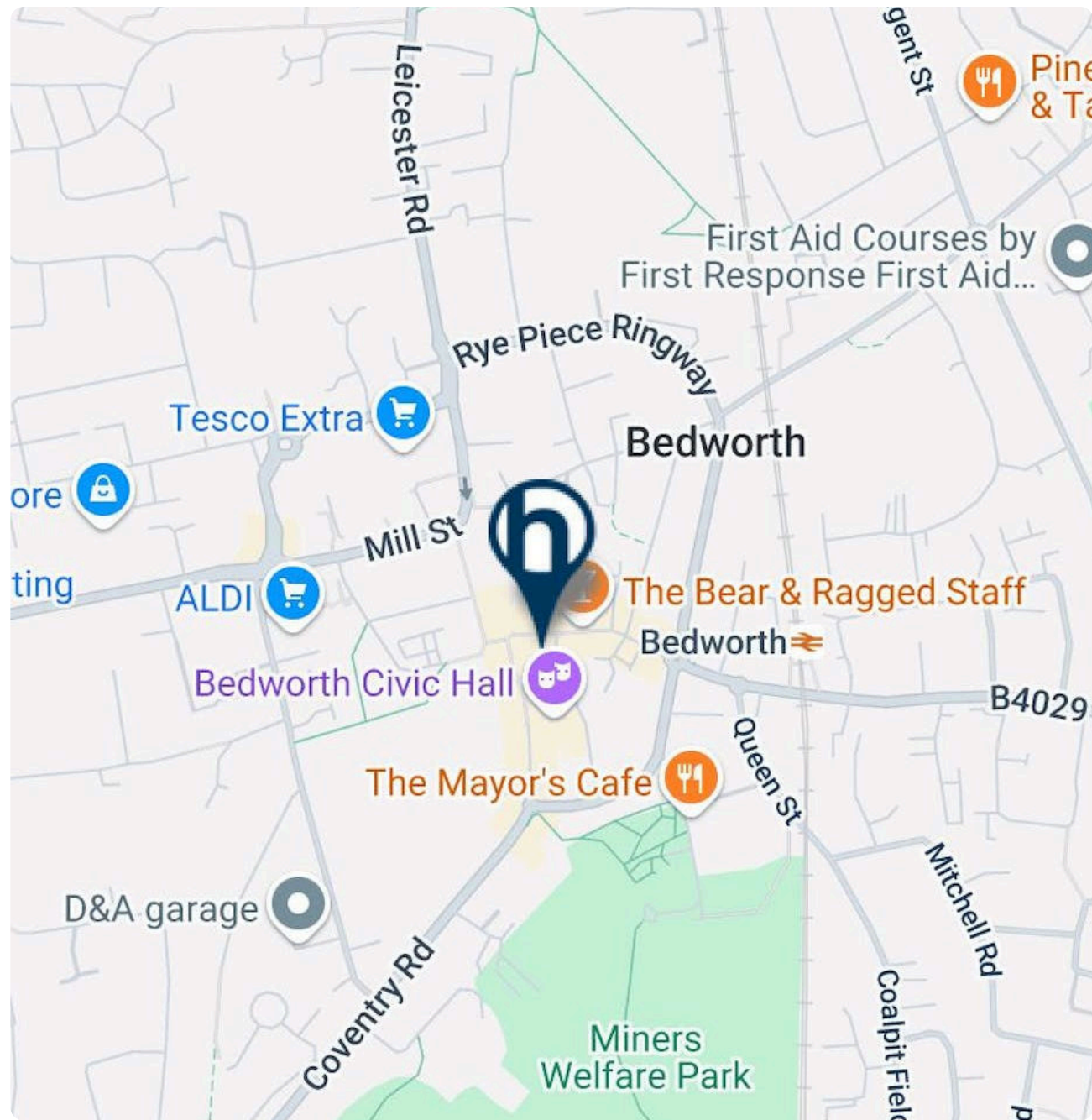
King Street is located in Bedworth's main shopping centre. Surrounding occupiers include Wetherspoon, Betfred and Nationwide. The shop is a 5 minute walk from Bedworth train station. By road, J3 of the M6 is 2.5 miles away and Coventry and Nuneaton town centres can be reached in 15 and 10 minutes respectively.

## Connectivity

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 J3 M6 (2.5 miles)

 Bedworth (5 minute walk)



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## TERMS

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Available by way of a new lease on terms to be agreed.

## RENT

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£21,000 per annum

## EPC

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C (58)

## VAT

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Applicable

## BUSINESS RATES

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Rateable Value: £21,500

Rates Payable:

RHL rates discount may be applicable.

## LEGAL FEES

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Each party to bear their own costs

## ANTI MONEY LAUNDERING

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To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent  
Bromwich Hardy.

## CONTACT



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