

FOR SALE / TO LET

PROMINENT RETAIL INVESTMENT IN TOWN CENTRE



5-11 KING STREET

BEDWORTH

WARWICKSHIRE

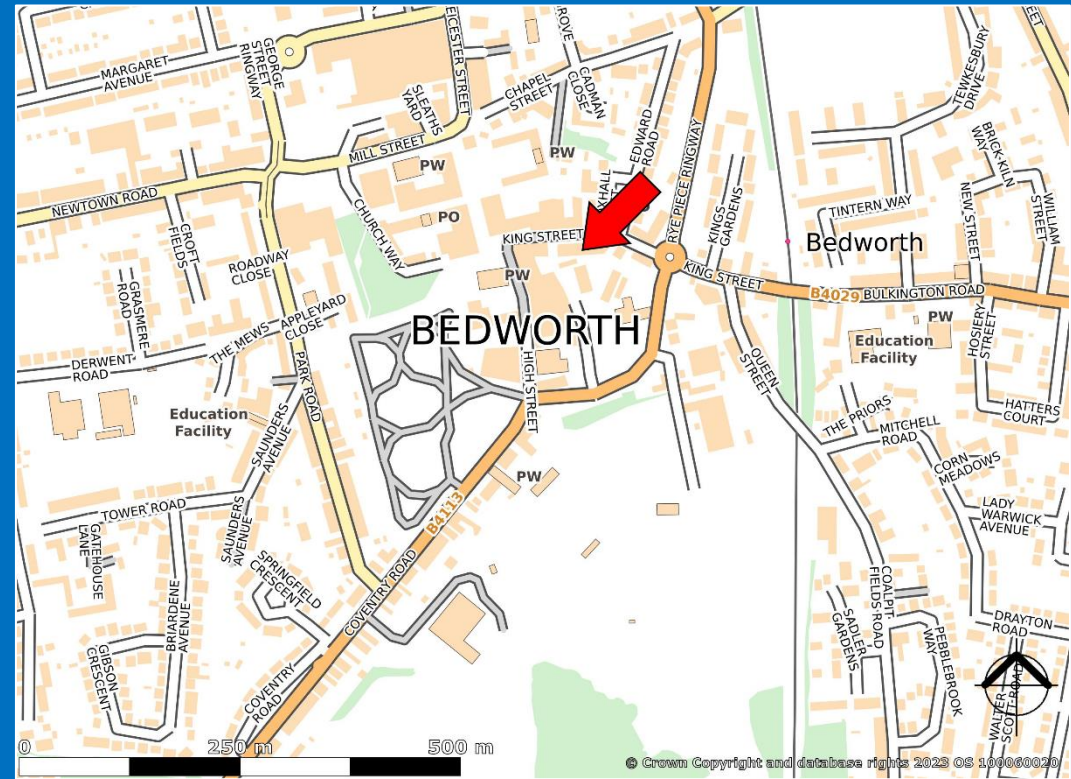
CV12 8HS

TSR

TOWLER SHAW ROBERTS

KEY FEATURES

- Prominent commercial investment
- Situated within popular Town Centre
- Total Net Internal Floor Area: 4,320 sqft (401 sqm)
- Public car parking nearby
- Comprises of 4 Retail units
- Currently generating **£20,350.00** per annum
- 3 units are fully let, with 1 unit available **To Let** for **£12,500** per annum
- **Investment sale seeking offers in the region of £300,000.00**



Scale: Not to Scale

for Reference Purposes Only

DESCRIPTION

The purpose-built parade comprises of four retail units with ground floor sales space and ancillary/staff stores to the first floor. Three of the units are currently on occupational leases and producing an annual income of **£20,350.00**. No. 11 is currently vacant, but is available on a new lease for a rent of £12,500 per annum exclusive.

SITUATION

The site is situated on King Street, which is a popular and primary street located in the town centre of Bedworth, Warwickshire.

The units are well presented and are surrounded by a mix of commercial establishments including restaurants, shops, cafés and other various services. The street is well connected and easily accessible, by foot and by road, and is located near other key roads such as the A444 which links directly to Junction 3 of the M6 Motorway. Bedworth Train Station is a 5-minute walk to the east, with other transport links available nearby.

ACCOMMODATION

The property provides the following Net Internal Floor Areas:

	<u>Sq. Ft.</u>	<u>Sq. M</u>
No. 5	1,146.3	106.5
No. 7	1,108.4	103.0
No. 9	1,163.4	108.1
No. 11	901.9	83.8
<u>Total Net Internal Floor Area</u>	<u>4,320</u>	<u>401.4</u>

TENURE

The property is understood to be of freehold tenure and is offered for sale with the benefit of the existing occupational leases.

TENANCIES

The property is occupied on three occupational tenancies as follows;

No. 5 – Let to Your Move on a tenants full repairing and insuring basis on a lease that is holding over. The current rent is £10,750.00 per annum, exclusive of occupational outgoings.

No. 7 – Let to S. Williams t/a Lavender Bloom Interiors on a licence to occupy, expiring 10/09/2023 with a licence fee of £300.00 per month, exclusive of any occupational outgoings.

No. 9 – Let to L S Carter (Bedworth) Limited on a tenants full repairing and insuring basis for a term of 5 years, which expired 22nd June 2022. The rent payable is £6,000.00 per annum, exclusive of occupational outgoings.

PRICE/RENT

Offers are invited in the region of **£300,000.00** for the Freehold tenure.

No.11 is available To Let on a new full repairing and insuring lease for a term to be agreed at a rent of **£12,500.00** per annum exclusive.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

ENERGY PERFORMANCE RATING - Upon Request

BUSINESS RATES

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office Agency and in respect of actual Rates Liabilities and Potential Reliefs available, with the Local Authority.

SERVICES (Not checked or tested)

Mains water, electricity, gas and drainage services are understood to be connected/available. Interested parties are advised to make their own enquiries with the relevant utility companies.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority in respect of their own proposed use of the property.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING (AML)

We require two forms of identification and confirmation of funding, together with source of funding, from parties purchasing or leasing property, in addition to the usual references and credit checks.

VIEWING

Strictly by appointment with the sole Letting Agents:

Towler Shaw Roberts LLP, 4 Tettenhall Road, Wolverhampton, WV1 4SA

Tel: 01902 421216

Email: wolverhampton@tsrsurveyors.co.uk

July 2023

Important Notice

“These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”