

OPENING DOORS SINCE 1843



Area
2424 Sq Ft



Rent
£17,000



Location
Town Centre Location



Availability
Available Now



Alternative Use
Suitable for variety of
Class E uses

TO LET

Former Bank, 4 High Street, Bedworth CV12 8NE

Location:

The property is located within Bedworth's pedestrianised town centre within the town's principal shopping area.

Bedworth Civic Hall and Job Centre plus offices are located close by along with a range of local and national retailers, various estate agents and banks.

A number of pay and display car parks are within close proximity.

Description:

The property offered for lease comprises substantial two-storey former bank premises with potential for alternative uses.

The ground floor opens into the former bank premises sectioned off by a counter, behind this area is a safe/vault and further storage with stairs to the first floor.

The first-floor accommodation comprises a number of offices leading off a central corridor with a comms room and staff kitchen and staff WCs.

The property offers potential for a variety of class E uses (subject to obtaining required consents) and has excellent scope for refurbishment and alterations.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	1,244.00	115.57
First Floor	1,180.00	109.63
TOTAL	2,424.00	225.20

Services & Service Charges:

Water and electricity are connected. No services have been tested.

Rateable Value:

The property is listed in the 2017 list as a Bank and Premises with a rateable of £16,750. Please note that this amount is not the business rates payable and prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms:

Available by way of new a new lease for a term to be agreed, subject to a minimum of three years.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan:
EPC: [Click here](#)
Planning Information:
Video Link: [Click here](#)
Other: [Click here](#)

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
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