

# cartwright

# hands

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**GH.**

**Net Internal Area- 28.24 sq.m (304 sq.ft)**

## TO LET

**10 School Road,  
Bulkington,  
Nr. Bedworth and Nuneaton,  
CV12 9JB**

**Ground floor self contained 'E class' unit benefitting from having been fully refurbished.**



### Location

Bulkington is an established large village with a population of just over 6,000 located within the Nuneaton and Bedworth district of Warwickshire. The village benefits from its proximity to the M6 and M69 Motorways and regular rail services to London from nearby Coventry and Nuneaton.

The subject premises are located on School Road Bulkington, which leads to Wolvey and Withybrook in one direction and Bedworth in the other. Coventry and Nuneaton are both within 5 miles distant.

Other office locations

121-123 New Union Street, Coventry CV1 2NT

Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035

Registered Office: 59 Coton Road, Nuneaton CV11 5TS

Regulated by RICS



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## 10 School Road, Bulkington

### Description

The property is located on School Road and comprises of the front two rooms of the ground floor of a two storey mixed use building having traded for many years as a consulting rooms/surgery and more recently as an office.

The property is of brick construction with a pitched tiled roof. Internally the property benefits from having just been refurbished. Heating is by way of electric night storage heaters with the windows and door being UPVC double glazed.

There is ample free car parking within the vicinity of the property.

The property is set amongst a number of long established local businesses and is opposite a COOP convenience store. The village centre of Bulkington is within walking distance with a number of retail users on the main street.

### Accommodation

The property provides the following approximate dimensions and floor areas:

Ground Floor- **28.24 sq.m (304 sq.ft)**  
Comprising of two separate offices with WC facilities

**Net Internal Floor Area** **28.24 sq.m (304 sq.ft)**

### Terms

The property is available on a new effectively fully repairing and insuring lease for a term of years to be agreed but no less than three years.

### Rent

Rent on application.

### Rateable Value

We are advised by the VOA website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the adopted rateable value of the property is £2,375.

Prospective tenants are advised to make their own enquiries of Nuneaton and Bedworth Borough Council to verify the current rates payable and to establish the position in respect of any appeals/inheritance of any transitional relief, which may reduce or increase the rating liability.

### Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request. D:89

### Legal Costs

The incoming tenant will be responsible for the landlord's reasonable legal costs.

**10 School Road, Bulkington**

**Viewing/Information**

By appointment with the Sole Agent,  
Cartwright Hands,  
59 Coton Road,  
Nuneaton CV11 5TS  
Email- [grh@cartwriighthands.co.uk](mailto:grh@cartwriighthands.co.uk)

**Guy Hands**

Tel:- 02476 350700.  
Fax:- 02476 352922.

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