

GH.

Gross Internal Area- 2,164 sq. ft. (201.04 sq.m.)

## TO LET (MAY SELL)

R/O 10-16 School Road,  
Bulkington,  
Nr. Bedworth and Nuneaton,  
CV12 9JB

Workshop/Warehouse with self-contained yard amounting to approximately 0.26 acres.



### 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



sell

rent

survey

manage

## R/o 10-16 School Road, Bulkington

### Description

The unit is located to the rear of School Road with access via a concrete roadway with restricted width approximately 3.05m (10 ft).

The factory has a Gross Internal Area of some **2,164 sq. ft. (201.04 sq.m.)** with a self-contained fully concreted yard of **approximately 0.26 acres**. There is also a separate single garage.

The unit is of brick construction with main part of building having a slated roof the front extension having flat felt covered roof. The eaves height in the section with wooden trusses is 3.7m (12'2") and where metal frame 3.2m (10'5").

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

The unit is in close vicinity to a number of long-established local businesses such as Graylands 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:

Unit- **Gross Internal Floor Area** **2,164 sq. ft. (201.04 sq.m.)**

Comprising of main workshop/warehouse with separate offices and WC facilities

Yard- **Approximately 0.26 acres**

### 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.

Alternatively, the client may consider a sale of the freehold. Details available for the sole agents.

### Pricing

Rent/Sale price 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 currently listed as part of the wider adjacent factory premises it is in the process of being re listed.

Prospective tenants/purchasers 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:92

### Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs for a lease. Each side will bear their own costs on a sale.

**R/o 10-16 School Road, Bulkington**

**Viewing/Information**

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

**Guy Hands**

Tel:- 02476 350700.

Fax:- 02476 352922.

**PHOTO YARD AREA**



Cartwright Hands is the trading name of Cartwright Hands limited, conditions under which particulars are issued Cartwright Hands Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Cartwright Hands Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) all rentals and prices are quoted exclusive of VAT.

**Commercial Property Requirement? You need to speak to us**



**Chartered Surveyors to Business and Commerce**

**Offices in**

**Coventry and Nuneaton Serving the Whole of the Midlands**

**Sale and Letting of All Types of Business Property**

**Property Acquisition**

**Valuation for All Purposes**

**Property Management**

**Rent Review and Lease Renewal Negotiations**

**Valuation of Businesses “As a going Concern”**

**General Professional Advice**

**Development / Investment Consultancy**

**Compulsory Purchase and Compensation Claims**

**Regional Coverage - Local Expertise**

---

**121-123 New Union Street  
Coventry CV1 2NT**

**Tel: 02476 350700**

**59 Coton Road  
Nuneaton CV11 5TS**