

Net Internal Area- 1,163.4 sqft (108.1 sqm)

TO LET

**9 KING STREET
BEDWORTH
WARWICKSHIRE
CV12 8HS**

Two storey self contained 'E-Class' unit within Bedworth town centre can be used as retail, consulting rooms or offices.



Location

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.

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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9 King Street, Bedworth



Description

The property comprises of a ground floor retail unit with first floor ancillary/staff stores within a purpose-built parade.

There are currently three units to let, all of a similar size and specification, with two currently vacant and immediately available.

Accommodation

The property provides the following Net Internal Floor Area:

No. 9- **1,163.4 sqft (108.1 sqm)**

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. All enquires via the sole Letting Agents – Cartwright Hands

Rateable Value

The Current Rateable Value is £11,000. Prospective occupiers are recommended to make their own enquiries with Nuneaton and Bedworth Borough Council for verification.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request. E-118

9 King Street, Bedworth

Legal Costs

The ingoing tenant is to pay the landlords reasonable legal costs.

Viewing/Information

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

Guy Hands
Tel:- 02476 350700.

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