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Ladies & Gents Hair Studio

Nuneaton Road, Bedworth, CV12 8AP

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PART OF | SHELDON BOSLEY KNIGHT

£15,000 Per Annum

- Ground floor retail unit
- Convenient links to the A444 and M6 Motorway
- Prominent position on Nuneaton Road
- Great access to Nuneaton & Coventry

Location

Situated within a well-established mixed commercial and residential area in Bedworth, Warwickshire. Nuneaton Road is a busy local thoroughfare linking Bedworth with Nuneaton, benefiting from regular passing traffic and a strong surrounding residential catchment. The surrounding area comprises a range of independent retailers, takeaways, convenience stores and service-based businesses, generating consistent day-to-day footfall. The property is conveniently positioned close to Bedworth town centre and benefits from good transport connections via the nearby A444, providing access to Coventry, the A5 and the wider motorway network including the M6 Motorway.

Description

The property comprises a ground floor retail premises occupying a prominent position on Nuneaton Road, suitable for a variety of retail or service-based uses (subject to the necessary consents). Internally, the accommodation provides a main retail or trading area to the front, benefiting from good natural light via the glazed shop frontage. To the rear, there is ancillary accommodation suitable for storage, office use or staff facilities, with kitchen and W/C. The premises provide flexible commercial accommodation within an established local trading location and would suit an owner-occupier, investor or independent business seeking affordable retail space in Bedworth.

Accommodation

Approx: 88.43m² (950ft²).

Services

The property is connected to mains: water, drainage, electricity.

VAT

This property is elected for VAT

Business Rates

Rateable value (subject to change): £4,350

EPC

EPC: D - 62

Legal Costs

Both parties are expected to cover their own legal costs.

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Information

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Plan