



Leicester Road, Bedworth, CV12 8AG

£500,000

- On Behalf of Warwickshire County Council
- Conversion/Redevelopment Opportunity
- Offers Invited
- Freehold For Sale By Tender
- Large Prominent Road Frontage

Property Description

The property dates from the early 1900's with extensions added in the 1960's onwards and the main accommodation is arranged over two levels with rear single storey buildings.

Building 1

Ground Floor - 166.68 sq.m. (1794 sq.ft.)

Reception Office, Training Room Office, Locker Room, Toilets, Kitchen/Staff Rest Room, Male and Female Changing Rooms and Showers, Store Room, Boiler Room and Garage.

First Floor - 134.15 sq.m. (1444 sq.ft.)

Two Open Plan Offices, Two Intercommunicating Offices and One Further Office, Store Rooms and Toilets

Building 2

Ground Floor - 56.81 sq.m. (612 sq.ft.)

Entrance Hall and Three Offices

First Floor - 38.80 sq.m. (418 sq.ft.)

Two Offices, Store Room and Toilet

Outside

Forecourt parking and private parking in the rear courtyard. 14 marked spaces approximately.

We calculate the site area as 0.134 ha (0.33 of an acre) or thereabouts. This includes the driveway along the northern boundary, which we are advised will be subject to a permanent right of way in favour of Race Leys Primary School.

Location

The property is located on Leicester Road (B4113) close to the town centre, comprehensive retail and leisure facilities and public transport services. Bedworth By-Pass (A444) is accessed about one mile to the west and north, providing quick and convenient access to M6 Junction 3, Coventry and Nuneaton.

Services

All mains services are connected to the property. No tests have been applied.

Terms

The property is being offered for sale by informal Tender with offers in a prescribed format (Tender documents to be provided on application) to be submitted to the Coventry office of Loveitts by 12 noon on 02/06/2026. Offers are invited for the freehold with preference to be given to bids which are on an unconditional on planning basis. Further details are available on application to the sole selling agents.

Rates

The property is assessed as Offices and Premises and has a Rateable Value of £26,000

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with the sale.

VAT

The property has not been elected for VAT and this will not be payable on the sale price

Sale Method

Informal Tender

Important Notes

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