



BEDWORTH LIBERAL CLUB  
**THE LIB**  
Coors Est 1889 CITY SPORTS

BEDWORTH LIBERAL CLUB  
CITY SPORTS

Pedestrian Zone  
At any time  
Loading in marked bays only

**Prima Pizza**  
PIZZA • NABABS • SVIGARS • SOUTHERN FRIED CHICKEN  
Tel: 024 7631 1299 (LOCAL DELIVERIES)

24, King Street, Bedworth, CV12 8HT

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT

# £20,000 Per Annum

- EPC: C(70)
- Net Internal Area: 1067 ft<sup>2</sup> (99.1 m<sup>2</sup>)
- City Centre Location
- Rateable Value: £15,570
- Class E Retail Premises
- New Lease Available

## Description

The property comprises a ground floor retail unit (Class E) formerly occupied as a bank, arranged to provide a largely open plan sales area with glazed frontage. The accommodation includes partitioned offices and interview rooms, suspended ceilings with recessed lighting, wall mounted heating and ancillary kitchen and WC facilities. The unit offers versatile accommodation for a range of retail, office or alternative commercial uses, subject to the necessary consents.

## Location

Bedworth is a market town in the heart of the midlands some 3 miles south of Nuneaton, 5 miles north of Coventry and 18 miles east of Birmingham. The subject property fronts onto King Street, the primary retail pedestrian promenade.

## Accommodation

The premises comprise the following approximate floor areas:  
Ground Floor: 1067 ft<sup>2</sup> (99.1 m<sup>2</sup>) NIA

## Tenure

The unit is available by way of a new IRI lease for a term of years to be agreed (minimum three years).

## Services

The unit is connected to mains services including electricity, water, and drainage. Prospective purchasers should make their own enquiries regarding the availability of gas, broadband, and three-phase power to ensure suitability for their operational needs.

## Viewing

By prior appointment only. Please contact the commercial team: 01386 765700 or [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)

## Energy Performance Certificate

The property has an EPC rating of C (70).

## Business Rates

The current rateable value as of 1 April 2023 is £15,750 increasing to £17,000 as of 1 April 2026.

## VAT

VAT is not charged on the property.

## Legal Costs

Each party is to meet their own costs.

## 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.

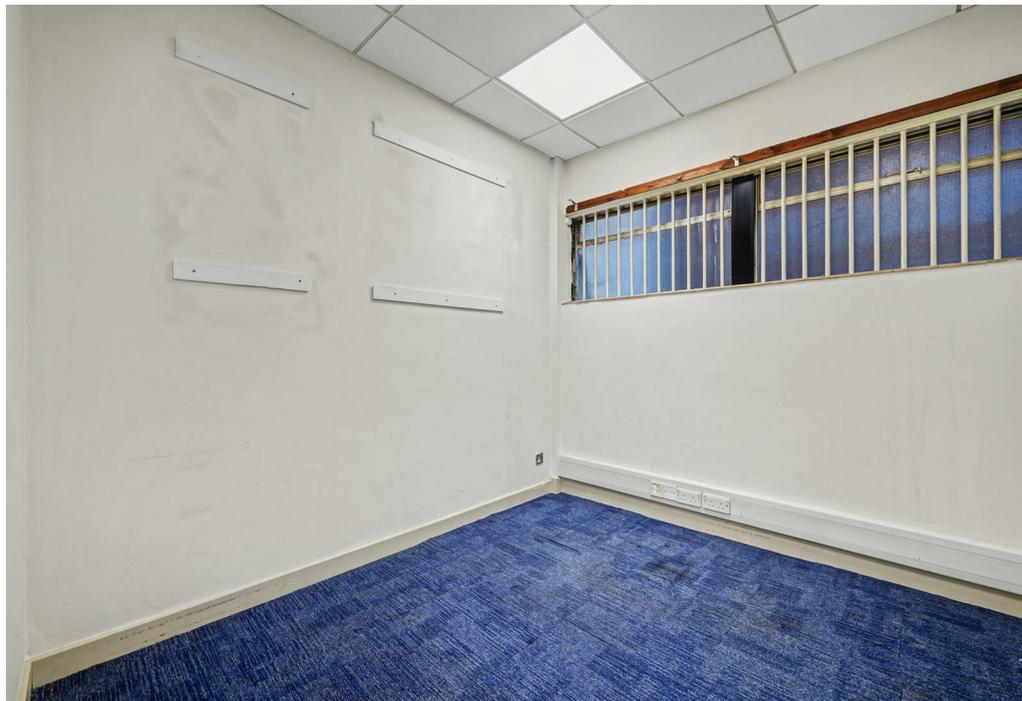
## Particulars:

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

## Ground Floor

Approx. 99.1 sq. metres (1066.5 sq. feet)



Total area: approx. 99.1 sq. metres (1066.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.