



4 High Street, Bedworth, CV12 8NF

£15,000 Per
Annum

- Town Centre Location
- High Footfall
- Available Now

Property Description

The property offered for lease comprises substantial two-storey former bank premises with potential for alternative uses. The ground floor opens into the former bank premises sectioned off by a counter, behind this area is a safe/vault and further storage with stairs to the first floor.

The first-floor accommodation comprises a number of offices leading off a central corridor with a comms room and staff kitchen and staff WCs. The property offers potential for a variety of class E uses (subject to obtaining required consents) and has excellent scope for refurbishment and alterations.

Rates

The property is listed in the 2023 list as a Bank and Premises with a rateable of £19,250. Please note that this amount is not the business rates payable and prospective occupiers are recommended to make their own enquiries with the local authority for verification.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

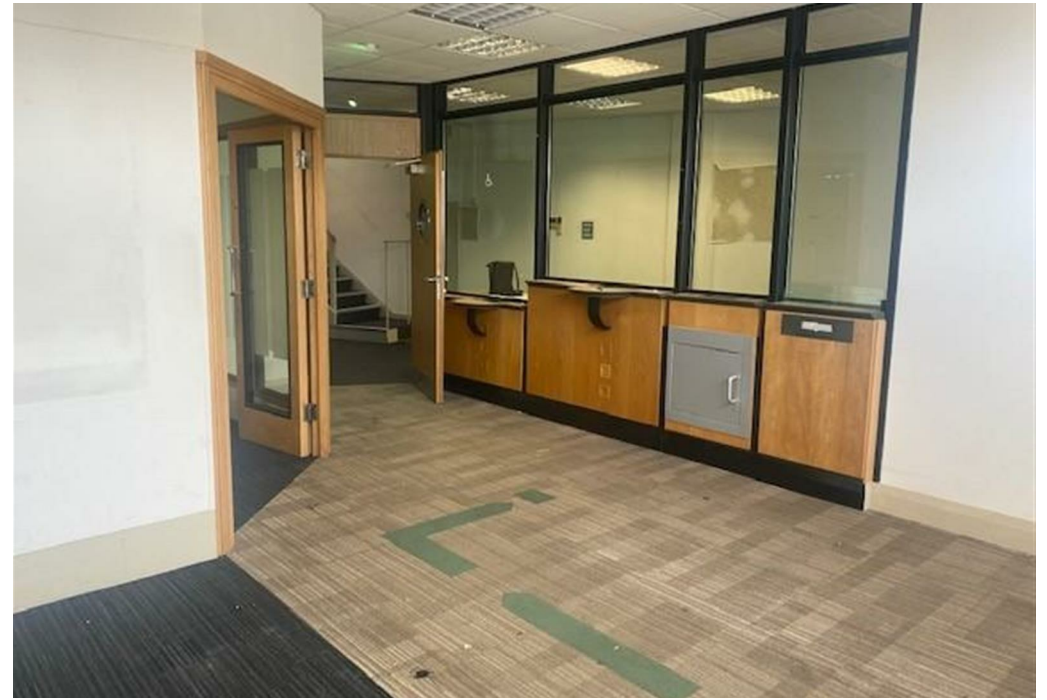
Lease Comments

Available by way of new a new lease for a term to be agreed, subject to a minimum of three years.

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