



15 Mill Street, Bedworth, CV12 8JX TOWN CENTRE RETAIL PREMISES

Summary

Tenure	To Let / For Sale
Available Size	675 sq ft / 62.71 sq m
Rent	Rent on application
Price	Offers in excess of £190,000
Rateable Value	£6,500
EPC Rating	C (53)

Key Points

- Bedworth town centre location
- High footfall
- Hot food and takeaway licensing
- For Sale but may 'Let'
- Vacant Possession on completion

15 Mill Street, Bedworth, CV12 8JX

Location

The property is located within the town centre of Bedworth. Mill Street forms part of a well established commercial area within proximity to other streets with strong commercial presence, including All Saints Square and King Street, offering high pedestrian footfall and good local visibility.

Bedworth is a busy market town positioned approximately 5 miles north of Coventry and 3 miles south of Nuneaton, with excellent connectivity via the A444 arterial route, providing direct access to the M6 approximately 2.5 miles to the south. The town benefits from regular public transport links, including Bedworth Railway Station, located within a short walking distance, offering direct services to Coventry and Nuneaton.

Description

15 Mill Street comprises a three storey, mid terraced commercial building of traditional brick construction beneath a pitched tiled roof. The premises are arranged over ground, first and second floor providing a combination of retail, office and ancillary accommodation suitable for a variety of commercial uses, subject to planning.

Internally, the ground floor comprises a main sales area or reception, with ancillary office/storage space and WC facilities to the rear.

The first floor is accessed via an internal staircase and offers additional office or storage accommodation with potential for reconfiguration, depending on occupier requirements.

The second floor is currently used as storage space with two separate rooms. Depending on planning this space could be used as additional office space.

The property benefits from mains electricity, gas, water and drainage.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Retail Zone A	271	25.18
Ground Floor Retail Zone B	47	4.37
Ground Floor Storage	62	5.76
First Floor	164	15.24
Second Floor	131	12.17
Total	675	62.72

Tenure

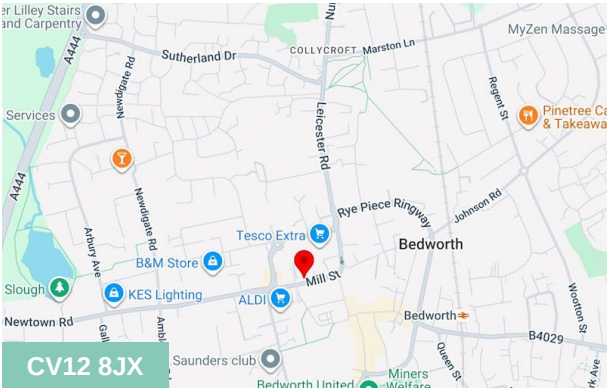
Freehold.

VAT

All figures are exclusive of VAT unless otherwise stated.

Legal costs

Each party to be responsible for their own legal fees incurred in the transaction.



Viewing & Further Information



Jamie Morby
024 7655 5180 | 07873 218 177
jamie@holtcommercial.co.uk