



8 Leicester Street, Bedworth, CV12 8SY

TOWN CENTRE OFFICES/RETAIL

Summary

| | |
|-----------------------|---------------------------|
| Tenure | For Sale |
| Available Size | 1,751 sq ft / 162.67 sq m |
| Price | £250,000 |
| Rateable Value | £18,500 April 2026 |
| EPC Rating | Upon enquiry |

Key Points

- Bedworth Town Centre location
- High footfall
- For Sale but may Let
- Vacant Possession on completion

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Location

The property is situated on Leicester Street within Bedworth Town Centre, an established retail and commercial location serving the local population. Leicester Street forms part of the town's primary shopping area, with a range of independent retailers, service providers and local amenities in proximity. Bedworth is located approximately 3 miles south of Nuneaton and 5 miles north of Coventry, benefiting from good connectivity to the wider region. The property is well positioned for access to the A444, which provides a direct link to the M6 (J3), facilitating convenient travel to the Midlands motorway network. Public transport links are readily available, with nearby bus services and Bedworth railway station located within walking distance, providing connections to Coventry, Nuneaton and beyond.

Description

The property occupies a prominent position with frontage onto Leicester Street, benefiting from good visibility and pedestrian flow within Bedworth Town Centre, comprising a self contained, ground floor commercial unit, arranged to provide a mix of open plan and private accommodation, suitable for a variety of uses. The specification includes suspended ceilings with inset LED lighting, carpeted flooring throughout the main areas, perimeter trunking and gas central heating. There are ancillary staff facilities including a fitted kitchen and WC.

Accommodation

| Description | sq ft | sq m |
|--------------|--------------|---------------|
| Front Office | 344 | 31.96 |
| Main Office | 853 | 79.25 |
| Hallway | 90 | 8.36 |
| Kitchen | 163 | 15.14 |
| Store Room | 154 | 14.31 |
| WC | 147 | 13.66 |
| Total | 1,751 | 162.68 |

Tenure

Freehold with Vacant Possession upon completion. The property may be available To Let for a term of years to be agreed.

EPC

TBA. An EPC has been commissioned.

VAT

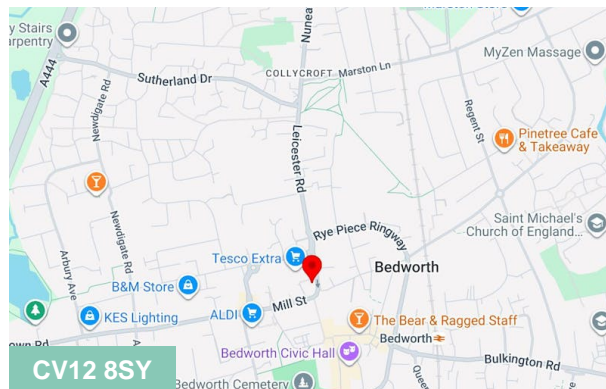
VAT will be payable if applicable.

Legal Costs

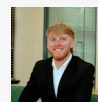
Each party to bear their own legal costs incurred in any transaction.

Anti Money Laundering

In order to satisfy our legal requirements to HMRC, Holt Commercial will be required to ensure that we verify the source of funds. In line with HMRC regulations we may require background and personal identity information.



Viewing & Further Information



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