



FOR SALE

The Old Meeting Yard,
Leicester Street, Bedworth.
CV12 8JP

GUIDE PRICE: £140,000 Exclusive

- Investment Opportunity
- Open Parking Land
- Sui Generis Use
- Site Area: GEA 428 sq m (4607 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited

62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICS[™]
Regulated by RICS

Location

The subject site is located on the corner of Leicester Street and Old Meeting Yard within the centre of Bedworth. Bedworth is a relatively small town located just to the north of junction 3 of the M6 motorway approximately 100 miles from London, 22 miles from Birmingham, 6 miles from Coventry, 4 miles from Nuneaton and 25 miles from Leicester.

Description

The property is a corner site, currently hard serviced with tarmac to provide vehicle parking. The perimeter of the site has low fencing, and there is a high barrier with gated access to secure the site for out of hours,.

Accommodation

The accommodation on a gross external basis comprises of approximately:

Open land 428 sq m (4607 sq f)

George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Planning

We understand that the premises has planning permission for sewerage but would be suitable for alternative uses subject to planning.

PRICE

Offers are invited for the leasehold interest with a tenancy in place at a guide price of £140,000.

Tenure

The property is available by way of a long leasehold and is currently occupied by a sub leaseholder with a lease ending 31/08/2027 on a rent of £9,250 per annum exclusive.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Value Added Tax

The property is elected for VAT and VAT will be charged on the purchase price at the prevailing rate.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd
62 Regent Street
Rugby CV21 2PS
Tel: 01788 554455
Email: agency@georgeandcompany.co.uk

