

22 Chequer Street
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CV12 9NH

ehB
Reeves

ehB Reeves
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Modern Purpose Built Lock Up Shop To Let

- Floor Area: Retail and Stores 54.04 sq.m (581 sq.ft)
- Rental: £6,000 Per Annum
- Qualifies for 100% Small Business Rates Relief
- Suitable for a Variety of Uses

Interested in
this property?

Contact

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Location

The property stands in a small parade of community shops within the centre of Bulkington village. The immediate area is well served by on and off street parking.

Description & Accommodation

The shop is of brick construction with a full frontage single glazed window and door. The kitchen and storage area is to the rear of the property, having single stainless steel sink, cupboard units, single toilet with cloakroom and sink. The unit also includes a double loading doors to the rear of the retail area.

Accommodation

The accommodation comprises the following:

Gross frontage: 4.85m

Shop depth: 12.05m

Total net area: 54.04 sq.m (581 sq.ft)

Double rear loading doors from service yard.

Toilet and lobby.

Services

Mains electricity, water and mains drainage are connected to the property.

Planning

Class E

Tenure

The property is available on a new full repairing and insuring lease.

Rent

£6,000 per annum exclusive.

Rates

The rateable value for the current year is £4,700.

From 1st April 2023 the rateable value will be

£5,300.

Service Charge

To be advised.

EPC

E 104

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Strictly by prior appointment with ehB Reeves on 01926 888181.

