



Iceland

GREGGS



For Sale: Development Opportunity
1 Mill Street, Bedworth, Warwickshire, CV12 8JX

HOWKINS &
HARRISON

1 Mill Street, Bedworth, Warwickshire, CV12 8JX

Town centre development opportunity.

Extending to:

GEA of 6,574 sqft (475.80 sq.m)

0.12 acres

Guide Price - £395,000

Situation

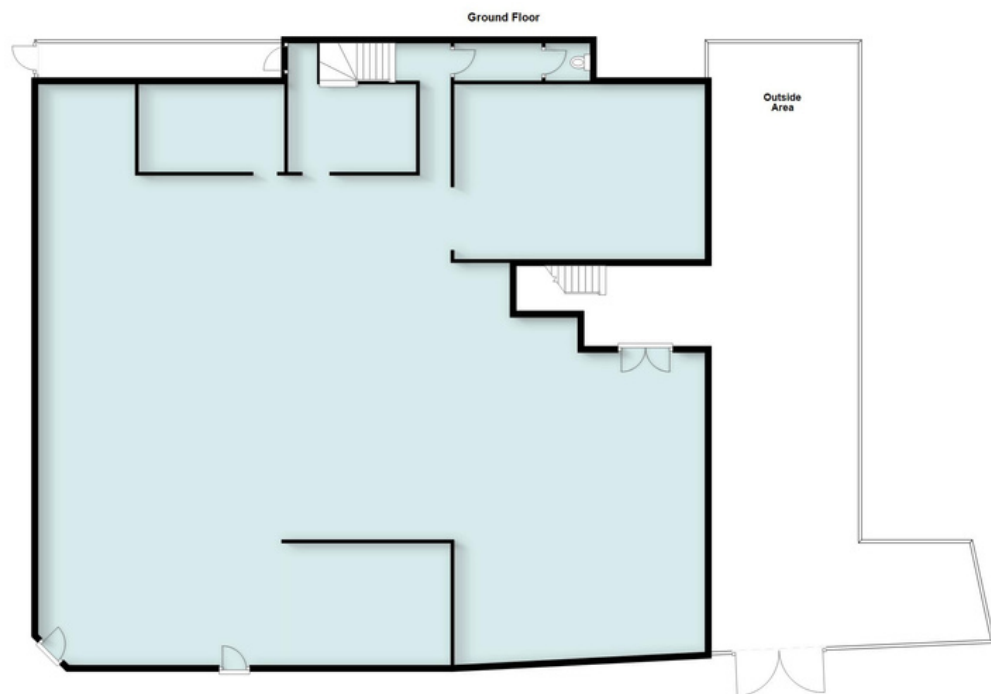
The property is located within a prominent position on Mill Street, close to the town centre of Bedworth. The town features a blend of traditional and modern amenities, with a central area that includes independent shops, cafes, and a bustling market.

With two popular bus stops directly outside the property and three Supermarkets in close proximity (Iceland - 20m, Tesco Extra - 50m and Aldi - 150m), the property experiences high levels of daily foot traffic from both Mill Street and Sleaths Yard (the main access to the Tesco Extra).

Bedworth is located in the county of Warwickshire, in the West Midlands region of England. It lies approximately 3 miles (5 kilometers) south of the larger town of Nuneaton and about 5 miles (8 kilometers) north of Coventry.

The town is well-positioned near major transportation routes, including the M6 motorway to the west, which provides convenient access to nearby cities like Birmingham and Leicester, and the A444, which connects Bedworth to Nuneaton and Coventry. The town is also served by Bedworth railway station, which provides links to regional rail networks.





Floor Plan



Description

This unique mixed-use two storey property comprises a high street retail unit and two first-floor flats.

Accommodation	SQ.M	SQ.FT
Ground Floor - Bakery	321.2	3,457
First Floor - Commercial	39.05	421
First Floor - Two Bedroom Flat	72.9	786
First Floor - Four Bedroom Flat	177.63	1,912
TOTAL	610.78	6,574



Planning

The property is in use class E (retail) with residential accommodation above within Nuneaton and Bedworth Borough Council.

The agents opinion is that the site is suitable for redevelopment or change of use subject to obtaining the necessary planning permissions.

Interested parties are invited to make their own enquiries with Nuneaton and Bedworth Borough Council planning department on 024 7637 6376.

Tenure & Possession

The whole of the property is offered freehold with vacant possession given upon completion.

Rates

The residential property falls within Council Tax Band A.

The VOA website states the commercial element of the property has a rateable value of £38,000 effective from 1 April 2023.

EPC

The Commercial Unit has an EPC rating of B48.

The Two Residential Flats have EPC ratings of D62 and E46.

Land Registry Title

The Land Registry title numbers are WK383822 and WK259278.

Utilities

We are advised that all mains' services are connected to include mains water, drainage and 3 Phase electricity.





HARRY & ROSE'S
FAMILY BAKERY

SLEATHS YARD

TESCO extra

Method of Sale

The whole of the property will be offered for sale by private treaty on an unconditional basis.

Local Authority & Utility Companies

Nuneaton and Bedworth Borough Council

Tel. 024 7637 6376

Severn Trent Water

Tel. 0800 7834444

Western Power

Tel. 0800 0963080

Anti Money Laundering Regulations

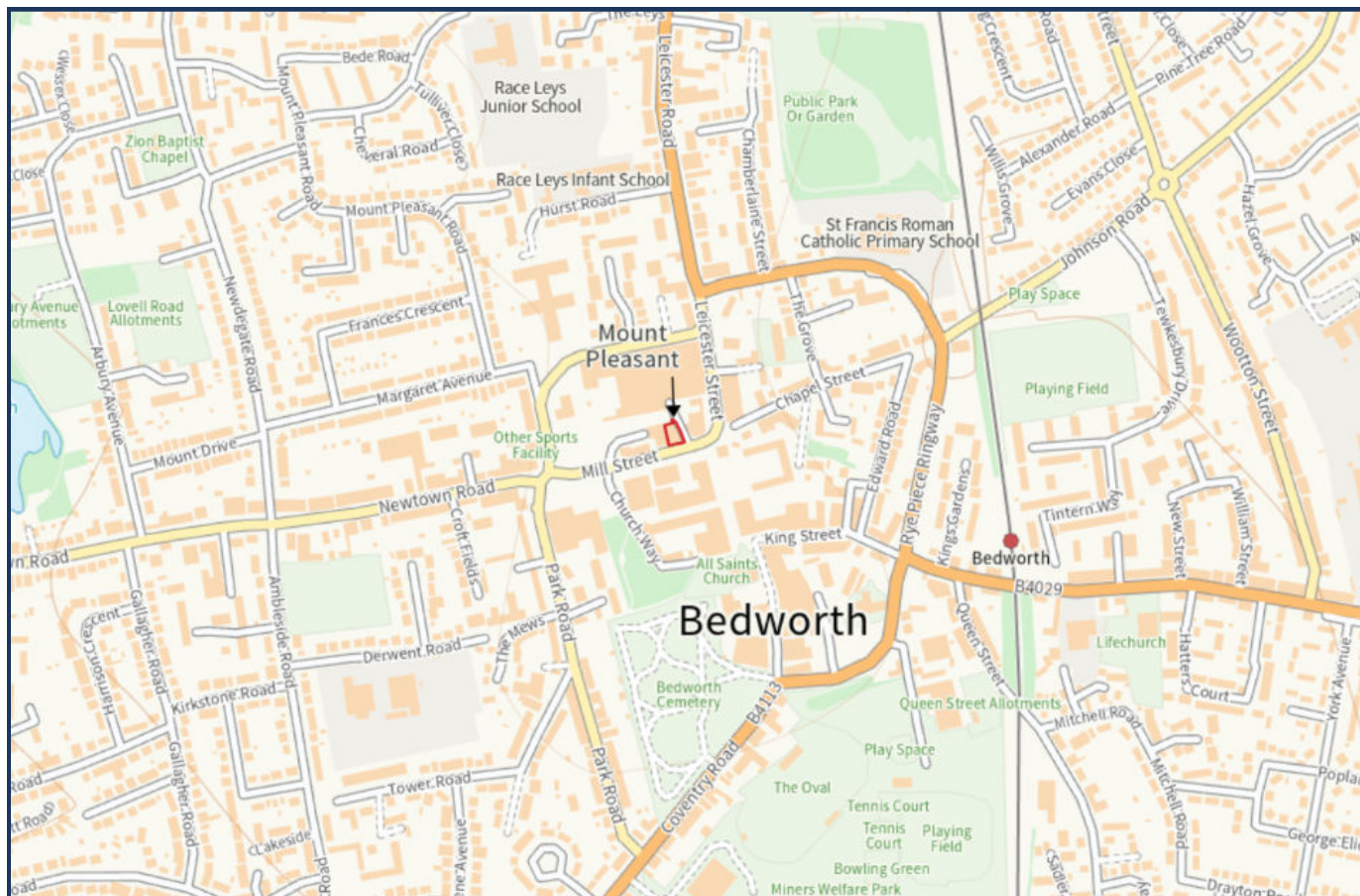
We are required under due diligence, as set up under HRMC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser prior to accepting an offer on a property.

Viewing

Viewings strictly by prior appointment with Sole agents Howkins & Harrison LLP.

Please contact Jacques Pokarou on:

jacques.pokarou@howkinsandharrison.co.uk or
01788 564674.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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