



TO LET

GROUND FLOOR OFFICE

**75a Barbridge Road,
Bulkington, CV12 9PD**

**Located in a residential setting in the
village of Bulkington**



Kitchenette and WC facilities



Electric heating



One car parking space



NIA - 88 sq ft (8.2 sq m)

LOCATION

The property is located in a residential setting on Barbridge Road in the village of Bulkington.

Bulkington is located 4 miles to the south of Nuneaton and 2 miles to the east of Bedworth. Bulkington benefits from convenient access to the M6/M69 at the Ansty Interchange, approx. 3 miles to the south.

DESCRIPTION

The subject property comprises a ground floor office located in a residential setting in the village of Bulkington.

The property benefits from a kitchenette and private WC facilities.

Externally, there is one car parking space to the front elevation.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Office	80	7.43
Ground	Store	8	0.74
NIA Total		88 Sq Ft	8.18 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property. Heating is by way of an electric panel heater.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Nuneaton & Bedworth Borough Council is:

Rateable Value: £850

THIS IS NOT THE AMOUNT PAYABLE

LEASE TERMS

The property is available to rent on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £2,400 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(108)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

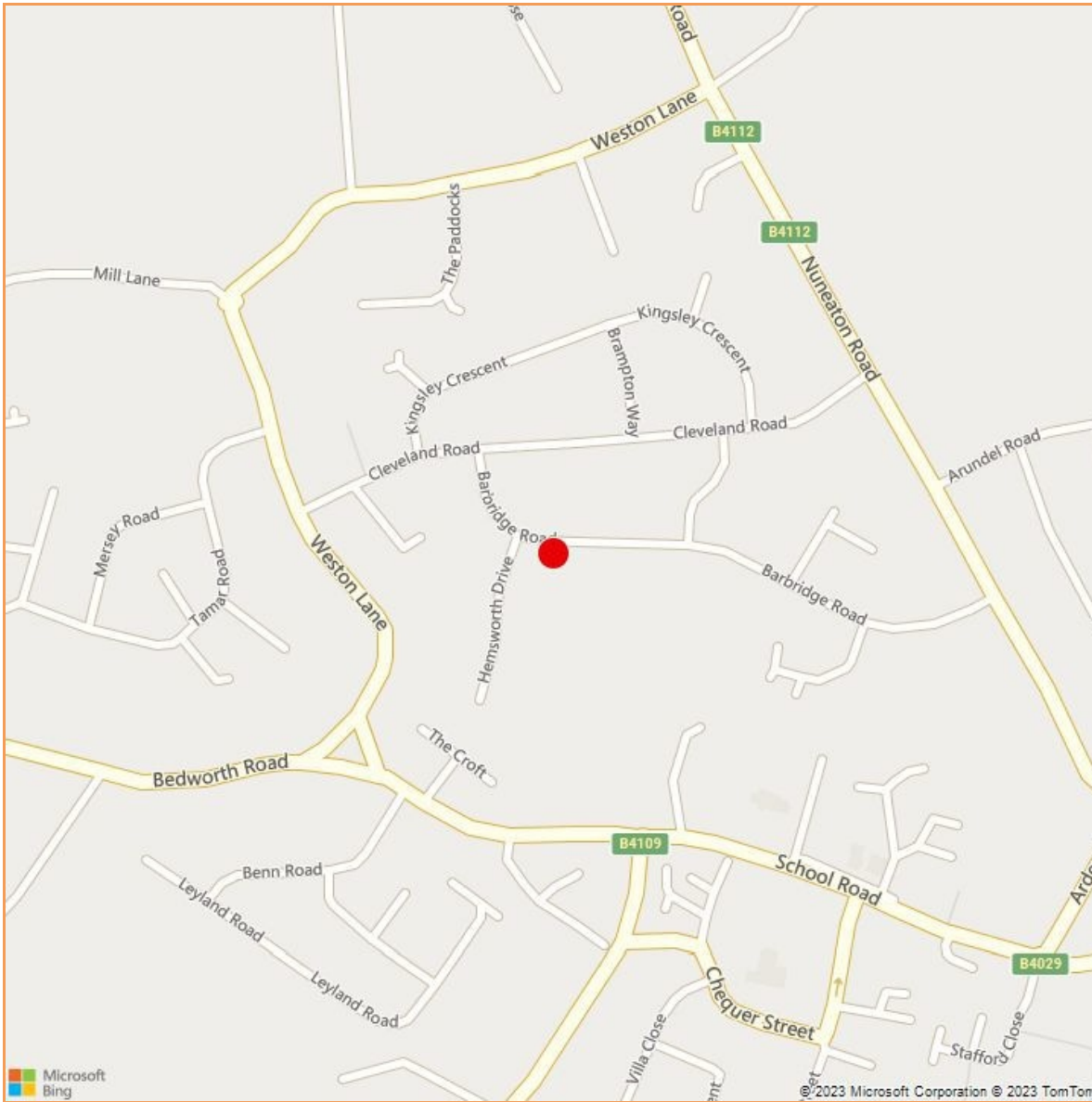
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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