

PUBLIC HOUSE FOR SALE / TO LET

MOUNT PLEASANT INN, LEICESTER ROAD, BEDWORTH, WARWICKSHIRE, CV12 8BU



- Opportunity to purchase or lease a free of tie pub close to Bedworth town centre
- Busy location fronting Leicester Road (B4113)
- Interlinking open plan trading area with a games room to the rear
- Ground floor gross external area of circa 1,810 square feet
- External trade terrace and smoking solution to the rear

Location

Bedworth is a market town in Warwickshire, located between Coventry and Nuneaton. Historically known for coal mining and ribbon weaving, it has evolved into a residential and commuter town with strong transport links. The town benefits from close proximity to the M6, A444, and rail connections, making it convenient for travel to Coventry, Birmingham, and Leicester.

The pub fronts Leicester Road (B4113) which is a main aerial route between Nuneaton and Bedworth. This is a well located property just a short walk from Bedworth town centre. The area comprises a mix of residential properties and commercial businesses.

Property Description

A two storey semi-detached property of brick construction with painted elevations sitting under a pitched slate roof with a single story flat roof extension to the rear.

Accommodation

The ground floor comprises of a main bar set around a central island servery with an interlinking open plan trading area. The area to the rear was previously used as a dedicated games room.

Ancillary areas comprise customer WCs, a wash-up area, a basement cellar and storage areas.

The upstairs living accommodation includes three double bedrooms, a living room, kitchen, office and a shower room with a WC and sink.

Externally there is car parking to the rear for 7 cars, a smoking solution and potential for an external trade terrace.

The property's Gross External Area is around 1,810 sq ft and it sits on a plot size amounting to circa 0.114 of an acre.

Tenure

The property is available freehold or leasehold.

Freehold. Offers are invited for the freehold interest.

Leasehold. The premises are available by way of a new free of tie lease, subject to terms to be agreed. Rental offer are invited. Please note that the letting will exclude the upper floors of the property.

Planning & Development

We have made enquiries with Nuneaton and Bedworth Borough Council and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

The pub does not currently possess a Premises Licence. It is recommended that interested parties speak to the local authority regarding the process of applying for a new Premises Licence.

Fixtures & Fittings

There are no fixtures and fittings in the property.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £5,400 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale and letting of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

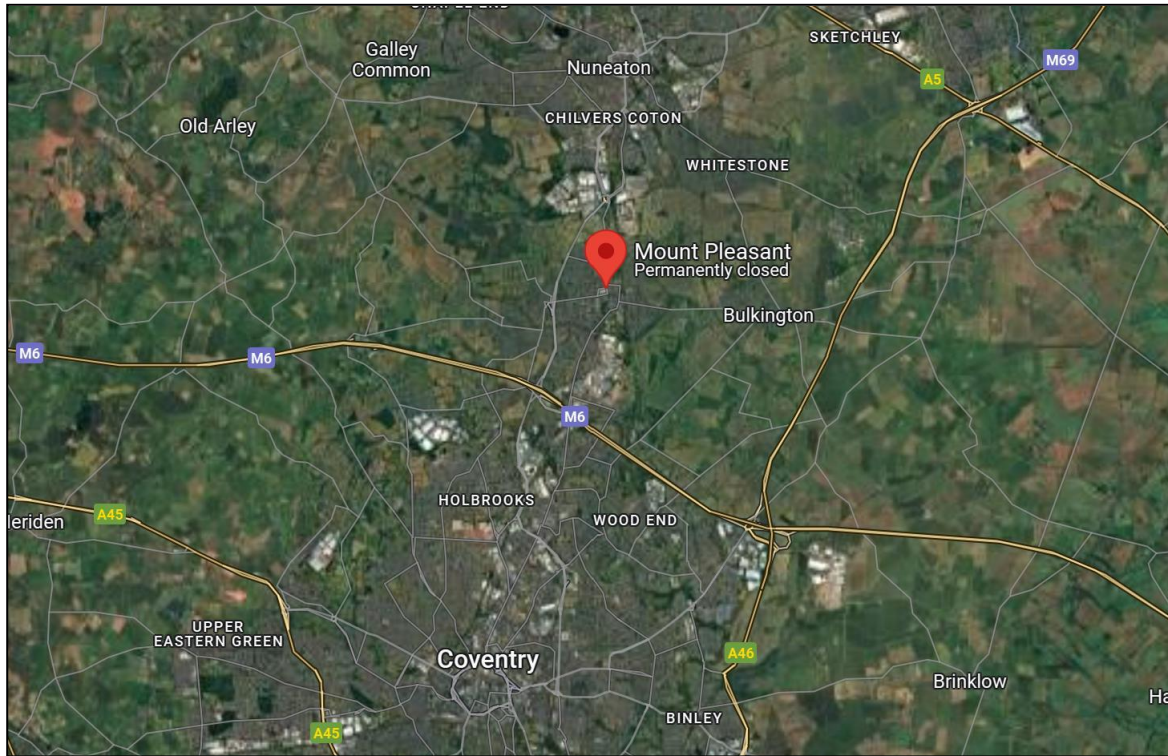
The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

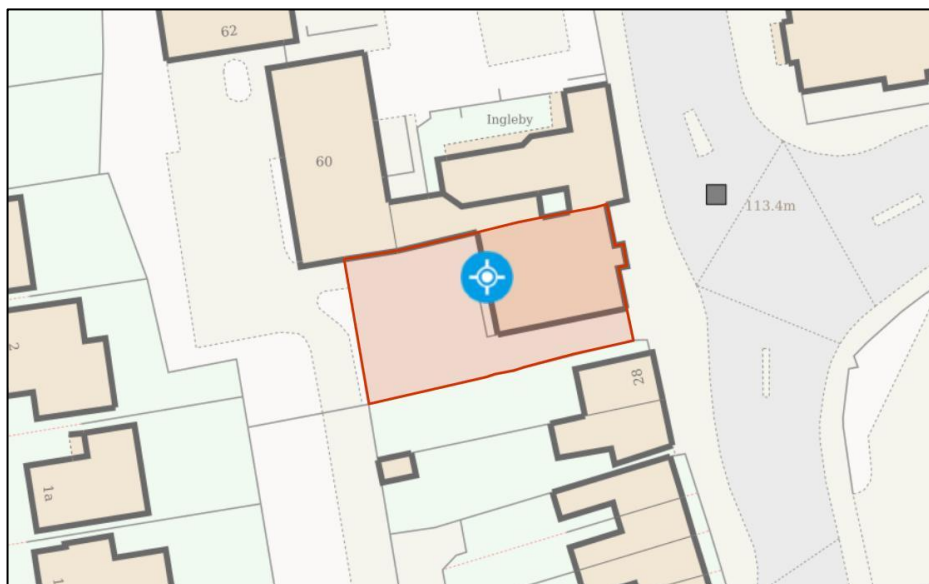


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Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

