

FOR SALE / LEASE

# OFFICE / RESIDENTIAL DEVELOPMENT

with planning consent for 17 residential apartments

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SERGEANT  
SIMON VALENTINE  
WAY

White Lion Chambers  
44 High Street  
Bedworth CV12 8NY

Area  
**9,069 sq ft**  
**842.51 sq m**



Indicative Illustration - Rear Elevation

# A prominently situated substantial three-storey commercial building situated in the heart of Bedworth's town centre

## Key features

- 01 Development Opportunity
- 02 Set over three storeys
- 03 Suitable for immediate office use
- 04 Planning consent for 17 residential apartments
- 05 Available freehold or for lease
- 06 Kitchen and WC facilities on each floor
- 07 Public car park adjacent

Freehold purchase: **£1,150,000**

Rental: **£84,000 per annum**



Indicative Illustration - Front Elevation

# White Lion Chambers are conveniently located within 200 meters of Bedworth's primary shopping district



**Planning Portal**  
Click Here



## Location

Positioned between Coventry and Nuneaton, the property benefits from excellent transport links, being just 2 miles from Junction 3 of the M6, which provides easy access to the M69, M1, M5, and M42 motorways. Bedworth train station is only a 5-minute walk away, offering convenient rail connections to Coventry and Nuneaton. Additionally, the property is adjacent to Spitalfields public car park and is located within 200 meters of one of the town's primary shopping districts, ensuring accessibility and convenience for both businesses and visitors.

## Description

White Lion Chambers is a substantial three-storey commercial building prominently situated in Bedworth Town Centre. Offering approximately 9,069 sq ft (842.86 sq m) of flexible office accommodation, this property presents an excellent opportunity for businesses seeking a well-located office, or investors exploring future redevelopment potential.

## Planning

The property has approved Application 040065 in March 2024 under the General Permitted Development Order 2015 for conversion from Class E office use to 17 residential apartments (14 one-bedroom and 3 two-bedroom units), offering an exciting investment prospect.



Indicative Illustration - Front Elevation

## Proposed floor plans



Second Floor  
3 x 1 bed flats  
2 x 2 bed flat



First Floor  
5 x 1 bed flats  
1 x 2 bed flat



Ground Floor  
6 x 1 bed flats

## Accommodation

Description	Sq ft	Sq m
Ground Floor	3,162	293.75
First Floor	3,162	293.75
Second Floor	2,745	255.01
<b>Total (NIA)</b>	<b>9,069</b>	<b>842.51</b>



Indicative Illustration - Side Elevation

## Tenure

Available by way of a new lease on terms to be agreed or via the sale of the freehold.



## EPC

The Energy Performance Rating for this property is B50. A copy of the certificate is available upon request.



## Legal Costs

Each party is to bear their own legal and surveyor costs incurred in this transaction.



### Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120.00 (including VAT), to enable us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.



Indicative Illustration - Front Elevation

## VIEWING

By appointment through the sole agent.



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### Bromwich Hardy

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