

FOR SALE / LEASE

OFFICE / RESIDENTIAL DEVELOPMENT

with planning consent for 17 residential apartments

BROMWICH
ARDY
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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.

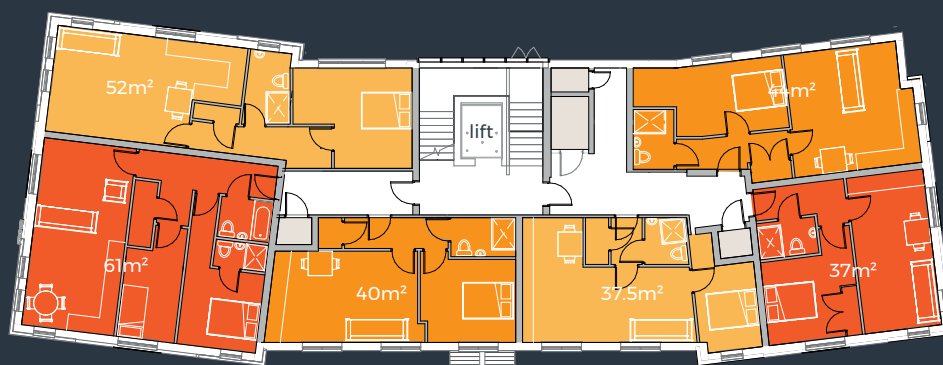


Indicative Illustration - Front Elevation

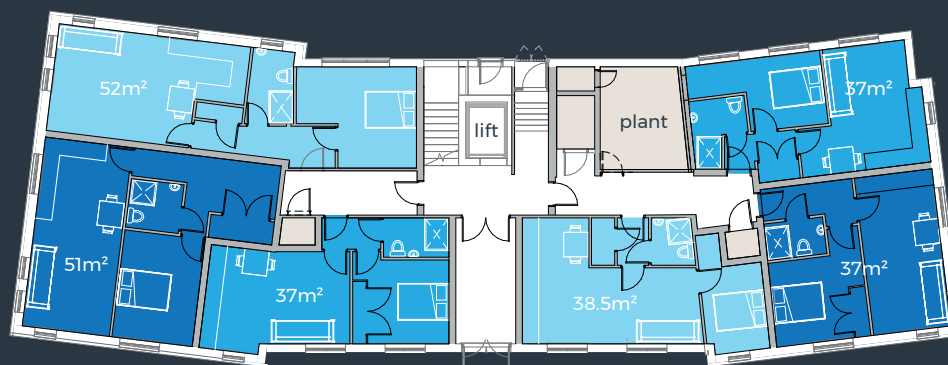
Proposed floor plans



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
Total (NIA)	9,069	842.51



Indicative Illustration - Side Elevation

Tenure

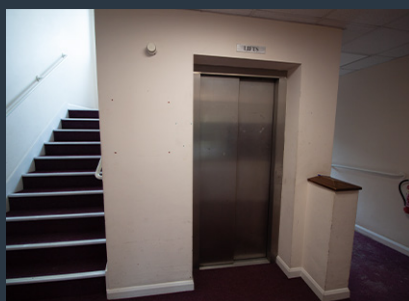
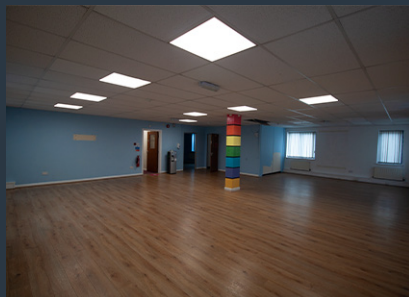
Available by way of a new lease on terms to be agreed or via the sale of the freehold.

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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