

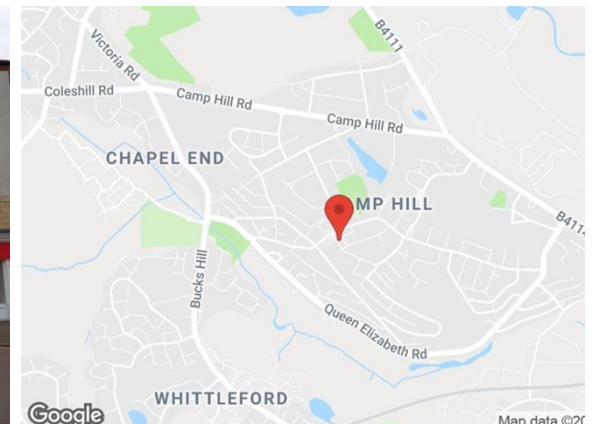
## TO LET

### Copper Beech Road Nuneaton, CV10 9FB

Rent PA: £11,000

Area: 819.00 sqft (76.09 sqm)

- Large Lock-Up Shop Unit
- Fronting Copper Beech Road
- Pride In Camp Hill Village Centre
- Currently A Hair And Beauty Salon
- Other Uses Subject To Consents



## LOCATION:

The premises form part of the Pride in Camp Hill (PinCH) Village Centre. PinCH is a multi-faceted regeneration programme, effectively arranged in four distinct physical phases - The Village Centre (Phase 2), we understand, provided for 223 new housing units, a new Youth and Community Centre (The CHESS Centre) and 8 retail units.

The property fronts Copper Beech Road with a limited stay car parking bay and bus stops to hand. Neighbouring occupiers include a number of national and local concerns - Ladbrokes, Copper Beech Café, Martin and Co, Co-operative Food, Seven Store/Post Office, Seven Fish and Chips and Boots Pharmacy.

Nuneaton town centre is approximately two miles distant to the south-east via the B4114.

## DESCRIPTION:

The property comprises a large ground floor lock-up shop unit forming part of a three storey parade consisting of shops with residential accommodation over. The premises are currently trading as a hair and beauty salon. However, subject to obtaining any necessary consents, the property is considered suitable for a variety of other retail uses, offices, non-residential institutions, etc, providing they do not conflict with other existing uses etc. The shop has been partitioned to provide a salon with a separate treatment room and staff area. The unit also benefits from a disabled w.c. with a small yard to the rear.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor Sales Area, Etc.	819.00	76.09
<b>TOTAL</b>	<b>819.00</b>	<b>76.09</b>

All measurements detailed in these particulars are approximate.

## FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting. Please note that trade fixtures and fittings belonging to the current tenant may be available to purchase from them by separate negotiation.

## SERVICES:

All main services are understood to be available, subject to connection charges by the utility companies. No tests have been applied.

## TERMS:

The premises are available to let on a new tenant's effectively full repairing and insuring lease for a term to be agreed, but a six year lease is suggested, subject to an upward only rent review at the end of the third year, at a commencing rental of £11,000 per annum plus VAT.

## LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. Please note that VAT is payable on the rent, etc.

## RATEABLE VALUE:

We are informally advised by the Local Authority that the current rating assessment is £9,200 (2017 List). Please note that this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority for verification of the Rateable Value and confirmation of the amount of rates payable. Any enquiries relating to Small Business Rate Relief should also be directed to the Local Authority.

## EPC RATING: C

## CONTACT:

To arrange a viewing:

**Loveitts** 024 7622 8111 (Option 2) [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)