

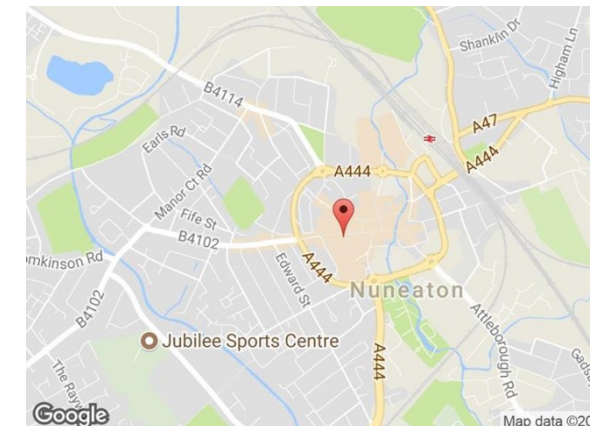
TO LET

Queens Road Nuneaton, CV11 5JW

Rent PA: POA

Area: 9,272.00 sqft (861.40 sqm)

- Town Centre Location
- Prominently Situated
- Part FF Retail Premises
- With Ancillary SF Storage
- Flexible Lease Terms



LOCATION:

The property is situated in an established trading position within Nuneaton town centre's pedestrianised shopping area.

The building's two ground floor shops currently trade as Thorntons and McDonald's with a number of other national retailers nearby, including WH Smith, Café Nero, Clarks, Vision Express, Bakers Oven, Specsavers, etc. There is nearby public car parking. Nuneaton is the largest town in the Nuneaton and Bedworth Borough Council area and has a population of approximately 71,000 (2001 Census) and a catchment extended to about 120,000. Nuneaton Town Centre is about ten miles north of Coventry City Centre and twenty-six miles east of Birmingham City Centre.

DESCRIPTION:

The premises comprise part first and second floors of a three storey town centre building constructed principally of brick. The main access is from an independent ground floor entrance off Queen's Road (the ground floor otherwise being arranged as two shop units).

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Floor Area	9,272.00	861.40
TOTAL	9,272.00	861.40

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 the letting.

SERVICES:

Mains electricity, water and drainage are installed to the premises, subject to connection charges by the utility companies.

TERMS:

The premises are available on flexible lease terms – further details on request.

LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction, including Stamp Duty and VAT, if applicable.

VAT:

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable.

RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessments are:-

Part First Floor - to be re-assessed

Second Floor - Rateable Value (2017 List) £13,250.

EPC RATING: D

CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk