

**PRIME SHOP UNIT
AVAILABLE TO LET**

**13 MARKET PLACE
NUNEATON
CV11 4EE**



LOCATION

The premises are located on Market Place adjacent to **Specsavers** and close to retailers including **CEX, Poundland, Boots, F Hinds Jewellers** and **Thomas Cook**.

DESCRIPTION

The property is a two storey building with access direct from Market Place. Rear access is also provided. The ground floor is used for sales with the first floor available to provide staff and storage facilities.

ACCOMMODATION

The premises comprise of the following approximate floor areas:-

Frontage	5.72m	22'1"
Internal Width	5.68m	18'8"
Ground Floor Sales	188.03m ²	2024 sq ft
First Floor Ancillary	78.40m ²	844 sq ft

LEASE

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

£35,000 pax.

EPC

The Energy Performance Asset Rating of the premises currently falls within category E.

A copy of the Energy Performance Certification can be made available upon request.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**Rateable Value
(2017 Assessment) £33,250**

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by prior appointment with the joint retained agents.

Simon Smith
DDI: 0121 410 5551
Email: simon.smith@wrightsilverwood.co.uk

Or our joint agents, Cooke & Arkwright:-

Huw Thomas
029 2034 6312
Email: huw.thomas@coark.com

**All transactions are stated exclusive of VAT.
Subject to Contract**

July 2019

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