

PRIME SHOP UNIT AVAILABLE TO LET

13 MARKET PLACE NUNEATON CV11 4EE



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: <u>huw.thomas@coark.com</u>

All transactions are stated exclusive of VAT. Subject to Contract

July 2019

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.

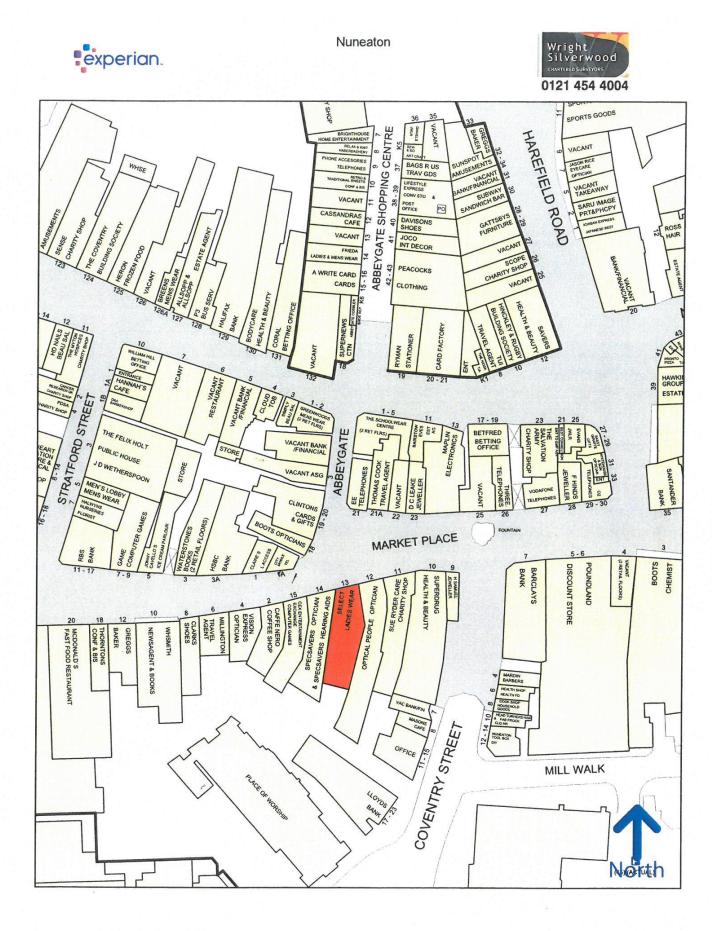
RENTAL

£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.





IMPORTANT NOTICE Wright Silverwood themselves and for the vendors or lessors of the property whose nts they are, give notice that: age

1. These particulars do not constitute any part of, any offer or contract.

2. All statements contained in these particulars as to this property are made without responsibility on the part of Wright Silverwood their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.

- 4. Any intended purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- 5. The vendors or lessors do not make or give, and neither Wright Silverwood nor any person in their employment has any authority to make or give, any representation or warrantee whatever in relation to this property.