

TO LET

Queens Road Nuneaton, CV11 5JZ

Rent PA: £13,000

Area: 569.00 sqft (52.86 sqm)

- Refurbished Former Salon
- Previously a Hairdressers/Sun Bed Studio
- Roller Shutter to Front
- Spacious Attractive Accommodation
- Prominent Main Road Position



LOCATION:

The subject property forms part of an established parade of shops fronting directly onto the busy B4102 Queens Road, just beyond Nuneaton's inner ring road (the A444 Roanne Ringway) and a short stroll from the Nuneaton town centre. Cash Convertors is one of the occupiers in the parade which also includes a Ghurka Cafe, Nail Bar, Polish shop and charity shop.

Parking is possible on a 'first come, first serve' basis on the neighbouring streets or otherwise in one of the Local Authority run 'pay and display' public car parks in the vicinity, the nearest being the Co-Op car park immediately adjacent to Nuneaton's inner ring road.

DESCRIPTION:

The property comprises an attractively refurbished former hairdressing salon, nail bar and sun bed studio now available to let and representing an excellent business opportunity enjoying as it does a prominent and particularly busy main road position just outside Nuneaton's Inner ring Road and close to the commercial heart of the town.

The property benefits from a security shutter to the retail shop front with an attractive tiled floor throughout, air conditioning installed and inset ceiling spot lights.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Principal Salon	362.00	33.63
Sunbed Room	108.00	10.03
Treatment Room	99.00	9.20
TOTAL	569.00	52.86

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 water, drainage and electricity are understood to be connected. No tests have been applied.

TERMS:

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed but a six year term is suggested (with a three yearly rent review) at a commencing rental of £13,000 per annum

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.

RATEABLE VALUE:

The property is listed on the 2017 Rating List with a Rateable Value of £6,400. The prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

EPC RATING: D

CONTACT:

To arrange a viewing:

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