

# On the Instruction of Barclays Bank Plc

## LEASEHOLD AVAILABLE

90 Long St, Atherstone CV9 1AP



### Key Features

- Prominent Building
- Conservation Area
- Prime Retail Pitch

### Viewing

By appointment via this office:

#### Andrew Jackson

t: +44 117 9435 855  
m: +44 7887952215  
e: [andrew.jackson3@cbre.com](mailto:andrew.jackson3@cbre.com)

#### Jason Herbert

t: +44 117 9435 852  
m: +44 790 999 6154  
e: [jason.herbert@cbre.com](mailto:jason.herbert@cbre.com)

#### CBRE Limited

Floors 13 & 14 Clifton Heights,  
Triangle West  
Clifton  
Bristol BS8 1EJ

[www.cbre.co.uk/retail](http://www.cbre.co.uk/retail)

### Location

Atherstone is an historic market town in north Warwickshire, situated midway between the larger towns of Tamworth and Nuneaton. The principal retail pitch is arranged in a compact, linear form along Long Street, and comprises a mix of local and national operators, including, Coral, Lloyds Bank, Costa, William Hill, Greggs, Lloyds Pharmacy and McColls.

### Description

The property comprises a mid-terrace, three storey building, providing ground floor retail accommodation, with office and ancillary accommodation. There is further ancillary storage and staff welfare facilities on the upper floors. The property comprises of the following approximate floor areas:

### Accommodation

Ground Floor	94.30 sq m	1,015 sq ft
First Floor	93.55 sq m	1,007 sq ft
<b>Total</b>	<b>187.85 sq m</b>	<b>2,022 sq ft</b>

### Price

£31,500 per annum

### Tenure

The property is available by way of an assignment of Barclays existing lease or a sublet of part. The Premises are held on a lease expiring 15<sup>th</sup> January 2027 with a tenant only break option on 15<sup>th</sup> January 2022.

### Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£26,250**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC

EPC available on request.



# On the Instruction of Barclays Bank Plc

## LEASEHOLD AVAILABLE

### 90 Long St, Atherstone CV9 1AP



Not to scale.

Pro Maps include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 1000191

#### DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.