

TO LET

Princes Street Nuneaton, CV11 5NW

Rent PA: £15,000

Area: 641.00 sqft (59.55 sqm)

- Attractively Refurbished Salon
- Available With Self-Contained Flat
- Gas-Fired Central Heating Installed
- Convenient Near Town Centre Location
- New Lease Available



LOCATION:

The property is located in an established street in a thickly populated area between Edward Street, Nuneaton and the A444 Coton Road just outside the Roanne Ringway which forms Nuneaton's Inner Ring Road.

The town centre itself is within a short walking distance.

DESCRIPTION:

The property comprises an attractively refurbished hairdressing salon with an existing reception area and six work stations, together with two drop back basins currently, having its own kitchen and store facilities, and with a self-contained one bedroomed flat at first floor level which is currently under-let at a low rental of £400.00 per calendar month.

The flat (which has an EPC rating of E) could otherwise be occupied by any new tenant in conjunction with the commercial part on the delivery of vacant possession at the end of the tenancy.

Gas-fired central heating is installed together with UPVC double glazing.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Front Salon	470.00	43.66
Store	104.00	9.66
Kitchen	67.00	6.22
TOTAL	641.00	59.55

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 any sale. In this case certain of the existing tenant's business fixtures and fittings may be available to be purchased by negotiation.

SERVICES:

All mains services are understood to be connected together with gas-fired central heating. No tests have been applied.

TERMS:

The property is available on the basis of a new 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. The commencing rental will be £15,000 per annum exclusive. The existing lease expires 23rd April 2020, but earlier vacant possession may be available by agreement.

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. At the time of the preparation of these details the Landlord had elected not to charge VAT on the rent payable.

RATEABLE VALUE:

The premises are listed for Business Rates in the 2017 Rating List as having a Rateable Value of £3,400. The residential accommodation is listed as Band A for Council Tax purposes. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

EPC RATING: C

CONTACT:

To arrange a viewing:

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