

# TO LET: Town Centre Lock-up Retail Premises

21A Queens Road, Nuneaton, Warwickshire CV11 5JT



- Ground floor sales area of 414 sq ft
- Prominent town centre location
- Only £10,000 per annum exclusive
- Available to let on a new lease

## LOCATION

The premises are located within the large North Warwickshire town of Nuneaton with a population of 71,000 (2001) and a catchment extending to around 120,000.

The subject property occupies a prominent trading position within the pedestrianised heart of Nuneaton town centre with nearby occupiers including Betfred, McDonald's, Waterstones and close to the entrance to the Ropewalk Shopping Centre



The property is also well location for public car parking, and the bus and railway station.

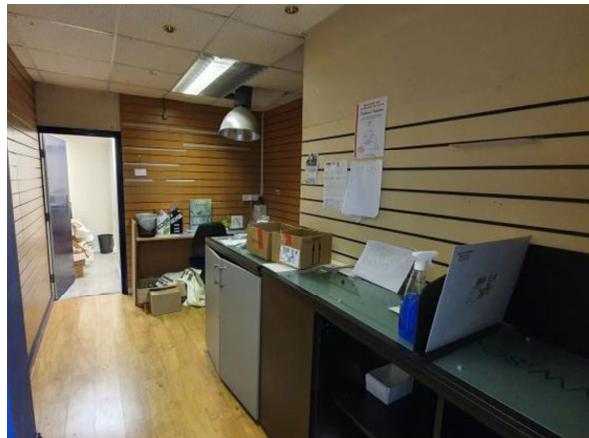
## DESCRIPTION

The shop forms part of a two-storey property situated on Queens Street, close to its junction with Stratford Street.

## ACCOMMODATION

The ground floor retailing comprises 414 sq ft (38.46 sq m).

Features of the accommodation includes wood laminate flooring, suspended ceiling with inset lighting and an electric roller security shutter,



## TENURE

The property is available to let on a new effective full repairing & insuring lease for a term to be agreed.

A rent of £10,000 per annum exclusive is sought.

## SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage).

None have been tested by the agent.

## BUSINESS RATES

Rateable Value: To be re-assessed \*

\* In line with current Government legislation, if occupied by a business as their sole commercial property, they will pay no rates.

Applicants are advised to verify the rating assessment with the Local Authority.

## PLANNING

The property has planning under Use Class E (commercial, business and service) making it suitable for a variety of retail/business uses.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D (80)

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

To view and for further details please contact:

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