

OPENING DOORS SINCE 1843



Area  
1643 sq ft (152.64 sq m)



Rent  
£16,000 Per Annum



Offering  
Flexible E Use Class



Parking  
Potentially Available



Location  
Town Centre

TO LET

Abbeygate Centre, Unit 18 Newdegate Street, Nuneaton CV11 4HL

## Location:

The subject premises form part of the Abbeygate Centre which links Harefield Road Bus Station with Newdegate street, Abbey Street and the Market Place at the commercial pedestrianised heart of Nuneaton.

Existing occupiers within the centre include Gregg, The Post Office, A Write Card, savers and Subway.

## Description:

The available unit forms part of Abbeygate, comprising an arcade development occupied by a range of retail units but now with an 'E' use class designated allowing the premises to be used as professional offices, cafe, nursery, gym or indoor recreational use in addition to retail use (subject to Landlord's consent).

The premises occupy a prominent position and at the southern entrance of Abbeygate with frontage onto Abbey Street.

The accommodation is available immediately on flexible terms with the option also of renting roof top parking at the centre if required.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Unit 18</b>	1,643.00	152.64
<b>TOTAL</b>	1,643.00	152.64

## Services & Service Charges:

Mains, water drainage and electricity are connected. No tests have been applied. In addition to the rent a service charge is levied towards the costs incurred in maintaining the centre along with the cleaning and lighting of common parts, maintenance of the lifts and communal heating etc.,

## Rateable Value:

Unit 18 - £23,750 (2017 Listing)

## Terms:

The unit is available on the basis of an effectively full repairing and insuring lease by way of service charge for a term of years to be agreed.

The unit is available at a rental of £16,000 per annum plus VAT.

## 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 particulars the landlord had elected to charge VAT on the rent.

## Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable. This service is currently available for a standard form of lease at a nominal charge of £200 plus VAT.

## Property Documents:

Property Plan:  
EPC: [Click here](#)  
Planning Information:  
Video Link:  
Other:

## Viewing Arrangements:

**Loveitts** 024 7622 8111 (Option 2)  
[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

