

TO LET

Queens Road Nuneaton, CV11 5JT

Rent PA: £30,000

Area: 1,642 sqft (153 sqm)

- Prominently Situated Retail Unit
- Arranged on Two Floors
- Other Uses (Eg A2) Subject to Consents
- Pedestrianised Shopping Area
- Close to The Ropewalk Shopping Centre



LOCATION:

The premises are located in the commercial pedestrianised heart of Nuneaton, which is the largest town in the borough of Nuneaton and Bedworth with a borough population of 125,252 (2017 Census). The property is situated amongst a number of predominantly national concerns (WH Smith, Waterstones, Thorntons, McDonald's, Betfred, HSBC, etc) and close to the entrance of The Ropewalk Shopping Centre with around 205,000sq ft of retail space and a dedicated multi-storey car park with 525 spaces (with tenants including Next, HMV, Pure Gym, etc). The premises are also well located for all other town centre amenities (including bus and railway stations) and public car parking facilities. Nuneaton is approximately 9 miles north of Coventry and 20 miles east of Birmingham.

DESCRIPTION:

The premises form part of a two-storey town centre building situated in a prominent location at the corner of Queens Road and Stratford Street. The unit offers ground retail space with a further sales area at first floor level together with storage, kitchen and toilet facilities. The property is considered suitable for a variety of other uses eg A2 (Financial and professional services), subject to obtaining any necessary consents. The unit, which is understood to be situated within Nuneaton Town Centre Conservation Area, also benefits from external roller shutters to the main door and ground floor windows.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor Sales Area	773	72
First Floor Sales Area	465	43
First Floor Storage/Kitchen	404	38
TOTAL	1,642	153

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually class as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

SERVICES:

Mains electricity, water and drainage are understood to be installed to the property, subject to connection charges by the utility companies. No tests have been applied.

TERMS:

The premises are available to let on a new effective full repairing and insuring lease for a term by agreement but a six year lease is suggested, subject to an upwards only rent review at the end of the third year. The commencing rental will be £30,000 per annum exclusive.

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 preparation of the details (April 2019), the landlord had not elected to charge VAT on the rent.

RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment (2017 List) is £24,250. Please note that this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority for verification of the Rateable Value and confirmation of the amount of rates payable.

EPC RATING: E

CONTACT:

To arrange a viewing:

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

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