

TO LET

Abbey Green Nuneaton, CV11 5DR

Rent PA: £20,000

Area: 3,568.00 sqft (331.48 sqm)

- Spacious Retail Showroom Premises
- Accommodation Arranged Over Two Floors
- Suitable Variety Of A1 Uses
- Prominent Position
- One Quarter Rent Free



LOCATION:

The property is located at the heart of the busy Abbey Green neighbourhood shopping area on the north western side of Nuneaton within a quarter of a mile of the Borough's Inner Ring Road and the Town Centre itself. Parking is possible to the immediate street frontage. The property otherwise occupies a prominent position directly facing Central Avenue which is one of the main arterial roads into Nuneaton from the town's western suburbs.

DESCRIPTION:

The property comprises a large two storey commercial building providing spacious showroom accommodation at both ground floor and first floor levels with ancillary ground floor storage, office, kitchenette and w.c. facilities.

The property benefits from gas-fired central heating and is considered suitable for a variety of A1 showroom uses and possibly other commercial uses subject to Local Authority consents.

In addition, alongside a recently reduced rent a further quarter's rental concession will be available in year 1.

All measurements are approximate and on a net internal (NIA) basis.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor Showroom	1,409.00	130.90
Ground Floor Office	112.00	10.41
Ground Floor Stores/Kitchen	699.00	64.94
First Floor Showroom	1,348.00	125.23
TOTAL	3,568.00	331.48

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 the letting.

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 £20,000 per annum (reduced from £22,000 for immediate letting).

In addition a generous rent free would be available to the successful tenant in year 1.

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.

RATEABLE VALUE:

Rateable Value £18,500. The 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