

## TO LET

### Abbey Street Nuneaton, CV11 5BX

Rent PA: £8,500

Area: 658.00 sqft (61.13 sqm)

- Modern Retail Shop Unit
- To Let On Lease
- Modern Shop Front With Shutter
- Town Centre Position
- Affordable Rent



## LOCATION:

The subject property is located close to the commercial pedestrianised heart of Nuneaton and fronts directly onto Abbey Street a short stroll from the town's Market Place and Queens Road where the major clearing banks and a number of national retailers are located. The Rope Walk Shopping Centre is also close by.

In addition there is also a large pay-and-display public car park close by which is situated immediately adjacent to the former Co-op Store directly facing.

## DESCRIPTION:

The property comprises a modern lock-up retail shop unit considered suitable for a variety of A1 retail uses subject to Local Authority consent.

The accommodation, which is split level in design, has the benefit of a modern retail shop front with external security shutters and has an outside w.c. at the rear of the building.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Open Plan Split Level Retail Space	658.00	61.13
<b>TOTAL</b>	<b>658.00</b>	<b>61.13</b>

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:

Mains water, drainage and electricity are understood to be connected. No tests have been applied.

## TERMS:

The premises are available on the basis of a new effectively full repairing and insuring lease by way of service charge, for a term of years to be agreed, but a minimum three year lease term is proposed with a three yearly rent review pattern if appropriate.

The commencing rental will be £8,500 per annum plus VAT.

## 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 (July 2019) the Landlord had elected to charge VAT on the rental

## RATEABLE VALUE:

The Rateable Value is to be re-assessed.

## EPC RATING: D

## CONTACT:

To arrange a viewing:

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