

LOVEITTS

COMMERCIAL PROPERTY SERVICES

29 Warwick Row, Coventry CV1 1DY
Tel: 024 7622 8111

loveitts.co.uk

Offices also at:
Leamington Spa • Nuneaton

TO LET

**The Cherry Tree, Haunchwood Road
Nuneaton, CV10 8DE**

Various Sizes Available

- Five Newly Refurbished Retail Units
- Available Individually or Combined
- Prominent Main Road Position
- Excellent Front Car Park
- Suit Various Businesses



Loveitts Ltd - Registered Office: 3Mc Middlemarch Business Park, Siskin Drive, Coventry CV3 4FJ
Registered in England & Wales Company no. 7558151
Regulated by RICS

LOCATION:

The property is located in a thickly populated residential area in the Stockingford district of Nuneaton and enjoys a prominent position fronting directly onto Haunchwood Road which is one of the main arterial roads into Nuneaton from the town's western suburbs.

The Nuneaton Town centre is approximately 1.25 miles distant.

DESCRIPTION:

The property comprises a former suburban public house of some character which is now being converted to provide five new commercial/ retail units with new electric shutters to each respective retail shop front and new kitchen and w.c. facilities.

The new units, which are available individually or in multiples thereof, are likely to suit a variety of retail businesses and are immediately available.

Just two units now remain with Units 1, 2 and 5 all let.

SUMMARY OF FLOOR AREAS:

Unit/Suite	Area SQFT	Area SQM	Rent PA
Unit 2	635	59	£10,000
Unit 3	807	75	£12,000
Unit 4	775	72	£12,000

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 any lettings.

SERVICES:

Mains water, drainage and electricity will be connected to each unit. Commercial gas will also potentially be available to one of the units (to be decided). No tests have been applied.

TERMS:

The units are available individually or in multiples thereof, a minimum six year term is being sought with a three yearly rent review. The new leases will be drawn on effectively a full repairing and insuring bases by way of service charge.

Unit 1 - LET

Unit 2 - LET

Unit 3 - £12,000 per annum

Unit 4 - £12,000 per annum

Unit 5 - LET

LEGAL COSTS:

The incoming tenants will be responsible for the Landlord's legal fees incurred in connection with the transaction including Stamp Duty payable on the counterpart lease and VAT as appropriate.

VAT:

At the time of the preparation of these details (Oct 2018) the Landlord has not elected to charge VAT on the rent.

RATEABLE VALUE:

To be assessed.

EPC RATING: TBC

CONTACT:

To arrange a viewing:

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