

TO LET

Abbey Street Nuneaton, CV11 5BP

Rent PA: £15,000

Area: 658.00 sqft (61.13 sqm)

- Corner Positioned A2 Premises
- Also suitable A1 Retail
- Wide Frontage
- Dual Aspect Shop Front
- Prominent Town Centre Position



LOCATION:

The subject property is located close to the pedestrianised commercial heart of Nuneaton and occupies a prominent corner position at the junction off Abbey Street and Stratford Street which leads through to the Queens Road (Nuneaton's premier shopping street) and the town's main Rope Walk Shopping Centre.

Heron Foods, Bodycare, Shipleys Amusements, Halifax and Coventry Building Society are all close by and there are a number of Pay & Display public car parks within short walking distance.

DESCRIPTION:

The property comprises a prominent corner positioned A2 business unit also suitable for A1 retail use and benefiting from a suspended ceiling with inset lights and air conditioning unit installed together with a modern retail shop front having dual aspect window displays to its two frontages.

The unit incorporates an existing server room/office together with WC facilities and is immediately available on lease on terms to be agreed.

SUMMARY OF FLOOR AREAS:

| | AREA SQFT | AREA SQM |
|---------------|---------------|--------------|
| Retail Office | 613.00 | 56.95 |
| Server Room | 45.00 | 4.18 |
| TOTAL | 658.00 | 61.13 |

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 letting.

SERVICES:

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

TERMS:

The property is available on the basis of a new effectively Full Repairing and Insuring lease by way of a service charge which is to be for a minimum 3 year term or otherwise as a six year lease with a rent review after 3 years. The commencing rental will be £15,000 per annum (plus VAT).

LEGAL COSTS:

The incoming tenant is to be responsible for the landlords legal costs incurred in this case including the Stamp Duty payable on the counterpart lease and VAT as appropriate

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 these particulars (August 2020) the landlord had elected to charge VAT on the rent.

RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment for the property (2017 List) is £23,250.

Please note that this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority.

EPC RATING: C

CONTACT:

To arrange a viewing:

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