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ROBERTSON  BROWN

RETAIL UNIT TO LET



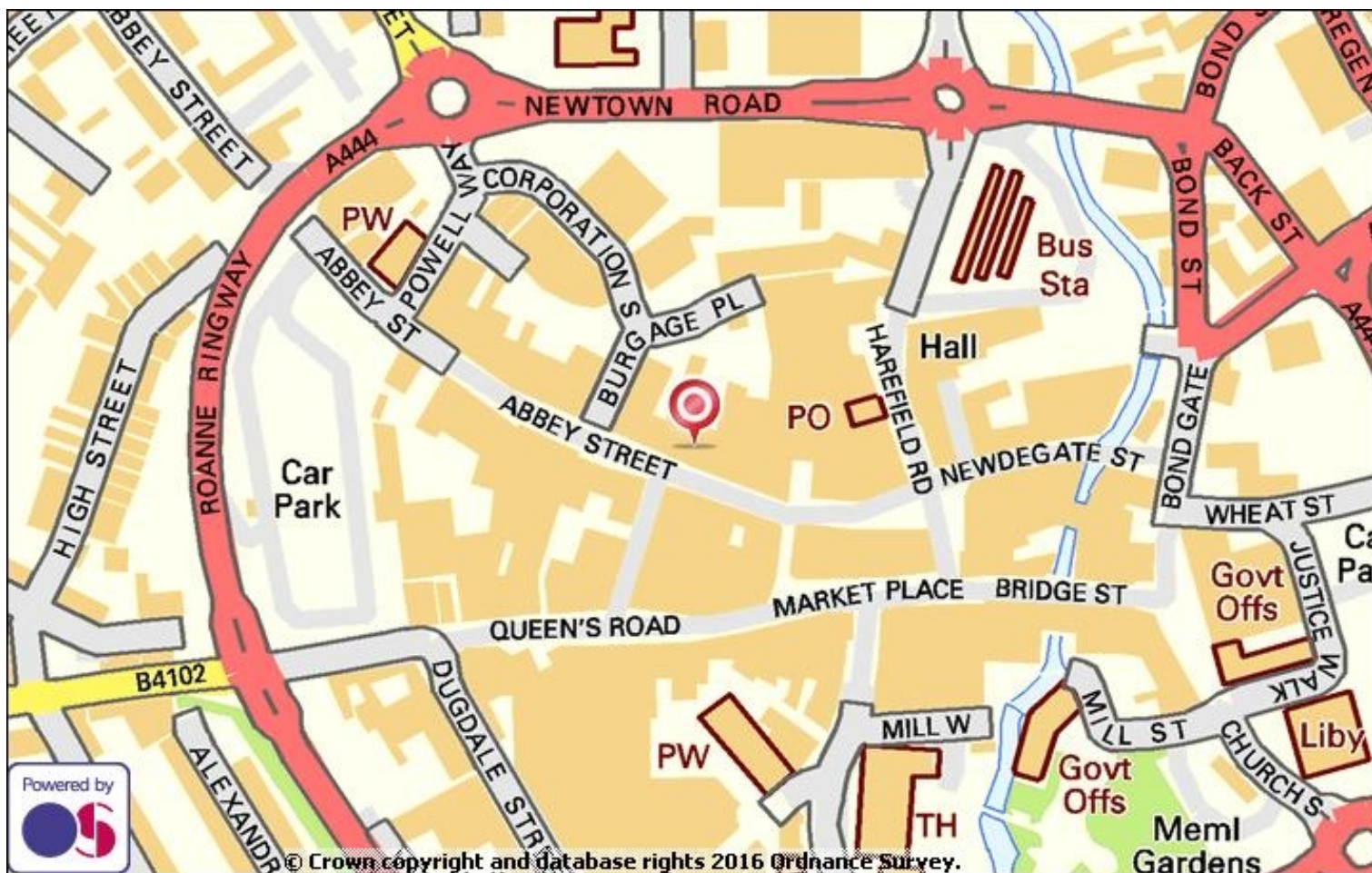
126 Abbey Street , Nuneaton, Warwickshire, CV11 5BZ

FEATURES

- Located in a good trading location
- Commencing rental of £20,000 per annum
- Adjacent to Heron Frozen Foods
- Viewing by appointment only

CONTACT

Mr Dominic Brown
dominic@robertsonbrownuk.com
0121 503 2132



LOCATION

The subject property is located in a good trading position fronting directly on to the pedestrianised Abbey Street, adjacent to HERON FROZEN FOODS and in close proximity to retailers including POUNDLAND, PIZZA HUT, LADBROKES and SPECSAVERS etc

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £20,000 per annum.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.
EPC available upon request.

ACCOMMODATION

The property is arranged over ground, first and second floor only and offers the following approximate dimensions and net internal floor areas:

- GROSS FRONTAGE 7.01 m (23ft)
- INTERNAL WIDTH (Average width) 6.72 m (22ft)
- SHOP DEPTH 30.48 m (1,390 sq ft)
- SALES (Storage area) 174.5 m sq (1,878 sq ft)
- FIRST FLOOR 77.85 m sq (838 sq ft)

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

- RATEABLE VALUE £23,102
- RATES PAYABLE £10,673

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.