



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Nuneaton, 4 Abbey Gate, CV11 4EH

Retail Premises –To Let / May Sell



### LOCATION

Nuneaton is an established market town located 20 miles east of Birmingham and circa 9 miles north of Coventry.

The premises occupy a prominent position along the pedestrianised street of Abbey Gate and are directly adjoined by **Greenwoods Mens Wear** and **Cashino**.

Other National occupiers in close proximity include **Clintons**, **EE**, **Boots**, **Thomas Cook**, **Select**, **Superdrug**, **Specsavers** and **Caffe Nero**.

### DESCRIPTION

The property comprises a ground floor retail unit with glazed display frontage.

### ACCOMMODATION

The property comprises the following approximate areas:-

Ground Floor Area      115.26 sq m      1240 sq ft

### TENURE

The property is available by way of a new lease for a term of years to be agreed at a rent of £25,000 per annum exclusive.

*(The self contained first and second floor offices are also available by way of separate negotiation)*

The freehold interest may also be available – Price on application

### RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value                      £32,000

Interested parties should verify this information with the local planning authority.

### EPC

Rating – E102

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VAT

All figures quoted are exclusive of, but may be liable for VAT at the standard rate.

### VIEWING

Contact Caren Foster on 0121 643 9337 to arrange a viewing.

### CONTACT

Chris Gaskell

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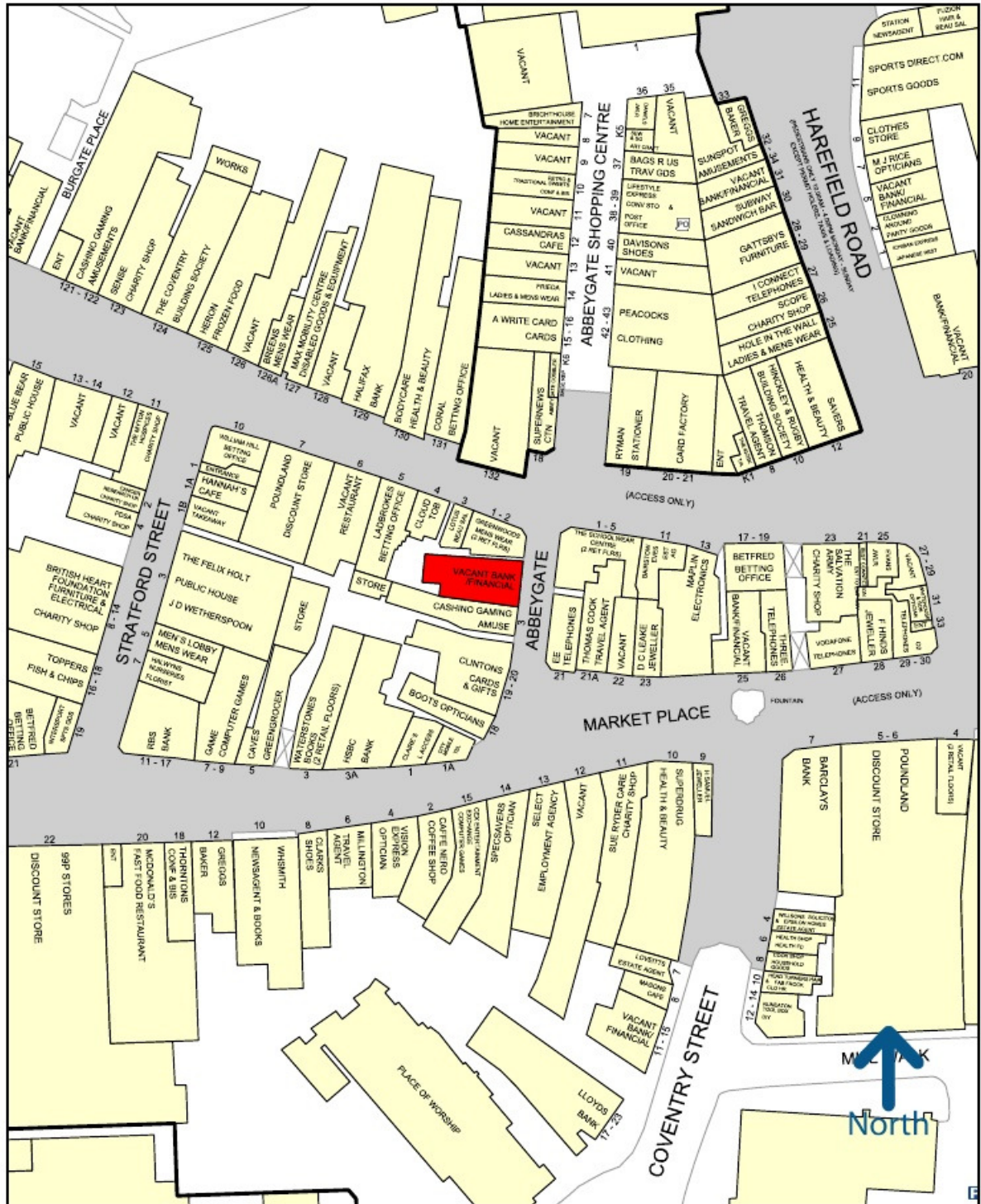


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