

TO LET

Retail Unit TO LET on Popular Local Parade

84 Coleshill Road, Nuneaton, Warwickshire CV10 0PH



LOCATION

The building is situated very prominently on the B4114 to the North West of Nuneaton town centre, in the Chapel End of the town. The B4114 connects directly with the town centre ring road and A444, giving easy access to the city of Coventry and the national motorway network.

DESCRIPTION

Retail unit currently occupied by a butcher shop, with good visible shop front. Internally the unit is currently configured with a service counter and retail trading area, with storage to the rear of the property. The available retail unit is in mid terrace position on a local retail parade, the building being of brick construction under a pitched tiled roof.

LEASE

£6,000 Per Annum
New lease available for a term of years to be decided

Accommodation		
Total	396 Sq Ft	36.79 Sq M

Business Rates and Service Charge	
Rateable Value (2017)	£3,800
Uniform Business Rates (2017/18) (exclusive of water & sewerage)	0.48 pence
Rates Payable	

EPC
Unit has a rating of E - 103

For more information, please contact:

James Brookes
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1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry
CV3 4PE

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Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact

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