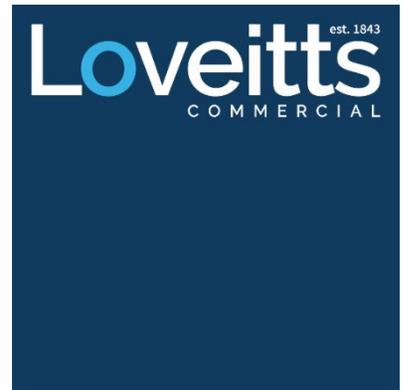


OPENING DOORS SINCE 1843



Rent
£8,500 per annum



Area
40.23 sq m (433 sq ft)



Offering
Flexible E Use Class
Business Premises



Location
Prominent Town Centre
Position



Availability
Early Vacant Possession
Available

TO LET

40 Queens Road, Nuneaton CV11 5BX

Location:

The property occupies a prominent position just outside Nuneaton's pedestrianised commercial town centre and forms part of a parade of business premises including the Local Hop Micro Pub, Martins Pet Supplies, Anthony's Bistro and Johnson Jewellers.

The property directly faces the existing Co-op pay and display public car park where there are currently plans for the delivery of a new 145 bedroom hotel with a second phase of developments earmarked for a new cinema, offices, new homes and a public plaza.

Description:

The property comprises a small lock up retail shop unit with ancillary first floor storage/office accommodation and now available with a flexible E use class designation allowing to be used for a variety of potential business uses.

The unit also has access to a communal outhouse wc in the rear yard.

Early vacant possession is available and the premises comes at an affordable rent for what is a fairly prominent town centre position.

Floor Area:

| | AREA SQFT | AREA SQM |
|--------------------|---------------|--------------|
| Ground Floor Sales | 223.00 | 20.72 |
| First Floor Rooms | 210.00 | 19.51 |
| TOTAL | 433.00 | 40.23 |

Services & Service Charge:

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

Rateable Value:

The current rateable value is £5,800.

Terms:

The property is available on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed but a 6 year term is suggested with a 3 yearly rent review.

The commencing rental will be £8,500 per annum.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan:
EPC: [Click here](#)
Planning Information:
Video Link:
Other:

Viewing Arrangements:

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

