

FOR SALE

Abbey Street Nuneaton, CV11 5BX

Purchase Price: Offers Around £150,000
Area: 909 sqft (84 sqm)

- Ground Floor Take-Away And Studio Flat
- Established Trading Position
- Town Centre Location
- Close to Abbey Street Car Park
- CHAIN FREE/NO ONWARDS CHAIN TRANSACTION



LOCATION:

The premises are prominently situated in an established trading position, close to the town's pedestrianised area amongst a number of local and national concerns including Domino's Pizza, India Red, The Blue Bear, etc. The property is also conveniently situated for Abbey Street Public Car Park together with all other town centre amenities including bus and railway stations. Nuneaton is the largest town in the Nuneaton and Bedworth Borough Council Area with a borough population of 125,252 (2011 Census).

DESCRIPTION:

These freehold premises are constructed principally of brick with accommodation arranged over three floors and comprise a ground floor shop (until recently trading as a take-away) with outside wc, and a separate ground floor studio flat at the rear (accessed via a passageway from Abbey Street). Please note that the two flats on the upper floors (known as 107a and 107b Abbey Street) have been sold on 999 year leases with effect from 1 November 1981, each paying a peppercorn rent (£1.00)). Prospective purchasers/occupiers should rely on their own enquiries with the Local Authority as to whether planning permission, any licences, etc, are required for their proposed use. Please note that the shop has an Energy Performance Asset Rating within Band D; the ground floor studio flat at the rear has a rating within Band G.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor Shop	556	52
Ground Floor Flat	353	33
TOTAL	909	84

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 sale.

SERVICES:

All main services are understood to be available subject to connection charges by the utility companies. Electric heating to the ground floor studio flat. Gas is installed to the shop, but not to the ground floor studio flat. ALL SERVICES/APPLIANCES HAVE NOT AND WILL NOT BE TESTED.

TERMS:

The premises are available for sale with vacant possession of the shop and ground floor studio flat at offers around £150,000

LEGAL COSTS:

Each party to pay their own legal costs.

VAT:

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

RATEABLE VALUE:

We understand from the Valuation Office Agency website that the current assessments are:- Shop (107 Abbey Street) Rateable Value (2017 List) - £8,300; Studio Flat (identified as ground floor rear of 107 Abbey Street) Council Tax Band A. Please note that these are not the rates payable and prospective occupiers are advised to make their own enquiries with the Local Authority for verification of the Rateable Value/Council Tax Band and amount of rates payable.

EPC RATING: TBC

CONTACT:

To arrange a viewing:

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