

TO LET

QUALITY RETAIL PREMISES OVER TWO FLOORS

11 Newdegate Street, NUNEATON CV11 4EJ



879 SQ FT (81.67 SQ M) NIA

- Located in a prominent retail location in Nuneaton Town Centre
- Suitable for a variety of occupiers (STP)
- Quality fitout to include open plan office and meeting rooms
- Benefitting from retail space, office and ancillary facilities
- Available for immediate occupation

Location

The premises are located within the large North Warwickshire town of Nuneaton. The town benefits from excellent road and rail links together with a sizeable population. The Town Centre offers a range of retail occupiers within a series of pedestrianised streets.

The premises are located on the south of Newdegate Street, approximately half way between its junctions with Abbey Gate to the west and Newdegate Street to the east.

Description

The property provides retail premises over ground and first floors.

The ground floor retail accommodation provides open plan office space, together with a glass partitioned meeting room. There is a WC located to the rear. The first floor provides good quality accommodation which is split to provide an open plan office, store/meeting rooms, kitchenette and a further WC.

The ground floor benefits from suspended ceiling with inset LED lighting, air conditioning, floor boxes, wall mounted radiators and floor to ceiling windows to the front. The first floor is finished to a similar standard and with LED ceiling mounted lights.

Externally the property has a prominent frontage and benefits from being within close proximity to a range of car parks.

Accommodation

	sq ft	sq m
Ground Floor Retail:	447	41.19
First Floor Office (inc ancillary):	391	36.29
First Floor Storage:	41	3.89

Total NIA: 879 81.67

The property has an area In Terms of Zone A of 547 sq ft.

Rent

£13,650 per annum exclusive.

Tenure/Lease

The property is available on a new FRI lease for a term of years to be agreed.

Energy Rating

To be assessed.

Business Rates

Warehouse and premises: £15,750

VAT

Holt Commercial understands that the rent quoted is exclusive of VAT which may be payable.

Legal Fees

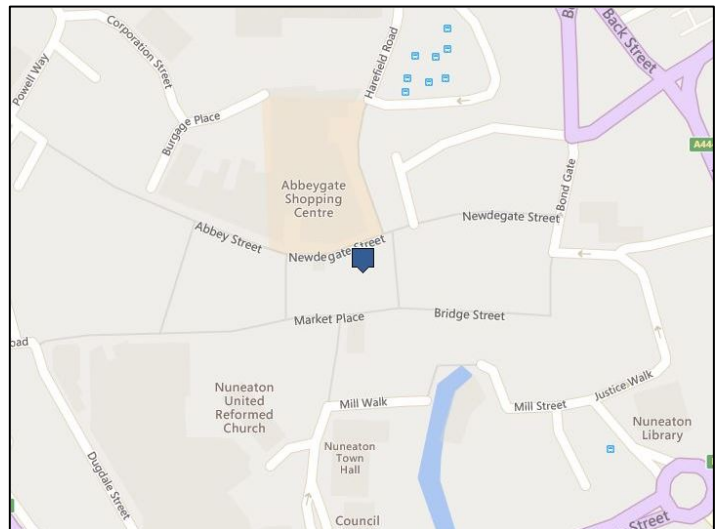
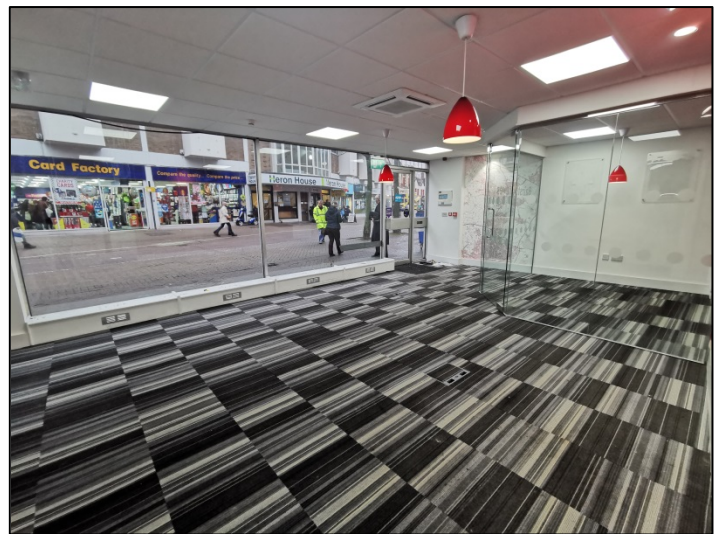
Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease. Abortive fees may be payable.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
CHRIS HOBDAY
HARRY HANSON

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