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Reeves
commercial property experts

To Let

Retail/Warehouse/Showroom (Class E)

2,993 sq.ft (278 sq.m)

Unit 7, Just Nice House, Millers Road, Warwick, CV34 5AE

Accommodation

The accommodation at Unit 7 Just Nice House comprises an end of terrace retail/warehousing space totalling 2,993 sq.ft (278.06 sq.m). Just Nice House is currently occupied by the popular Just Nice Clean Cars car dealership, the Barbell Training Complex gym and JC Motorcycles Warwick.

The unit is well presented and benefits from LED lighting throughout, concrete floor, double glazed windows across the front and side of the unit with a triple unit bifold door allowing vehicular access from the front. The unit also incorporates a WC facility.

The unit benefits from a three phase power supply with ample suspended access points located within the unit.

Heating is by way of a gas fired space heater.

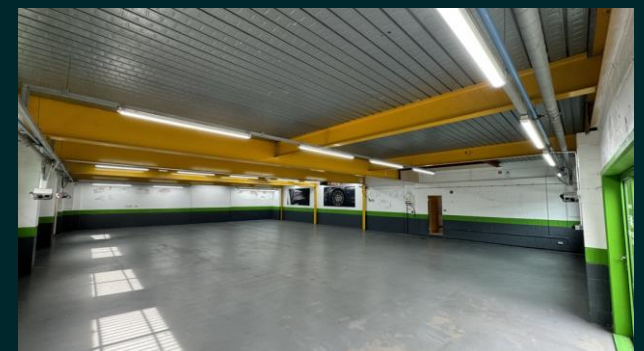
Parking directly outside the front of the unit is available to customers/visitors on a first come first serve basis. There is also a BP Connect EV charging point installed outside the front of the property.

Unit depth (max) - 20.07m

Unit width (max) - 13.92m

Height to underside of steels - 2.85m

Height (max) - 3.46m



SAT NAV: CV34 5AE

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Location

Just Nice House is prominently situated on the north west side of Millers Road, close to the junction with Cape Road in Warwick. The surrounding area comprises a mix of commercial and residential property of various ages and styles. The centre of Warwick is approximately one mile to the immediate south whilst Coventry City Centre is approximately ten miles to the north east. Access to the A46 is approximately one mile to the west which provides access to the national motorway network via junction 15 of the M40 which is less than three miles to the south west. Warwick Railway station is located approximately 0.9 miles south east of the building.



Tenure

By way of a new lease for a term to be agreed.

Services

Mains electricity, gas and water are connected to the property.

EPC B (40)

Planning

Class E (Business)

Rent

£30,000 (exclusive) Per Annum



Rates

The rateable value for the current year is £25,500. Applicants may be eligible for rates relief schemes (subject to the status of the rates payer). Applicants are advised to make their own enquiries in this regard.

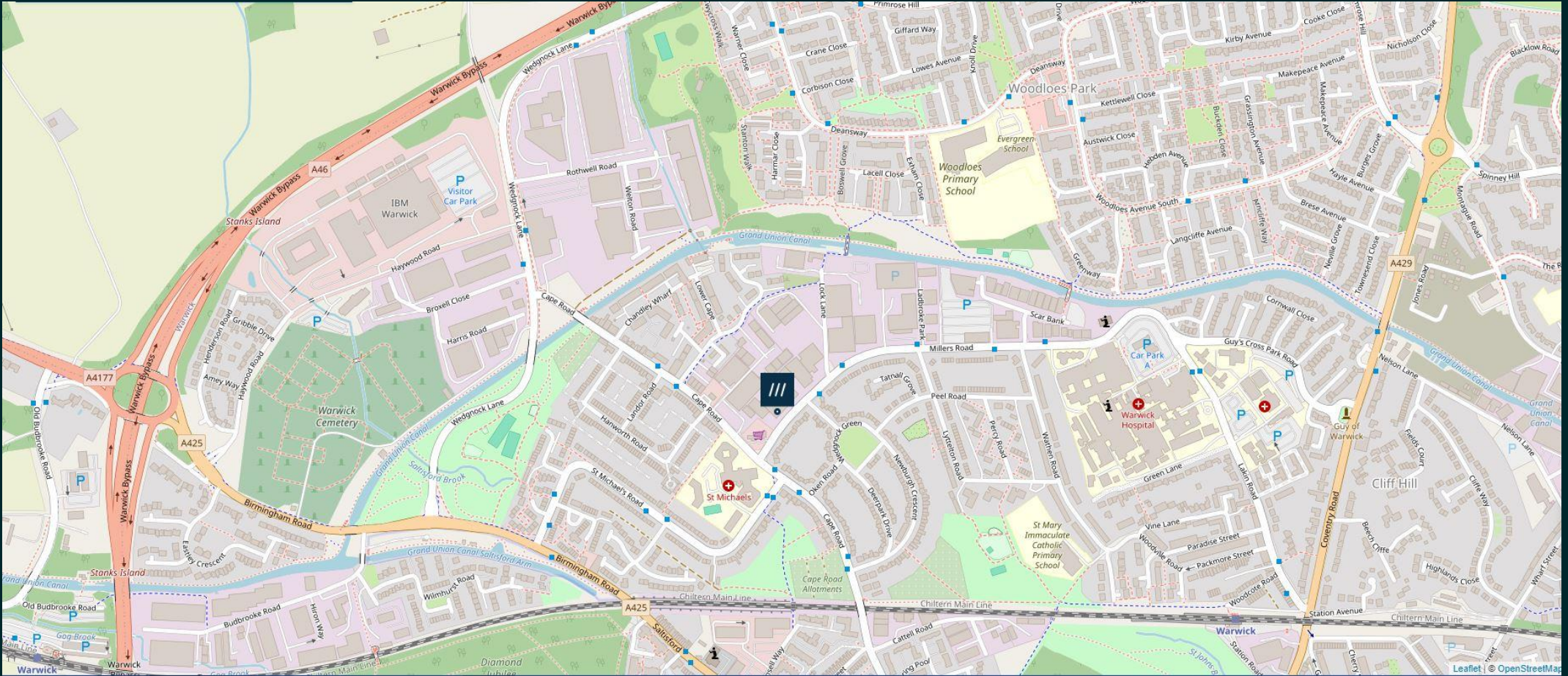
VAT

We are advised that VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction





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