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**Reeves**  
commercial property experts

## Retail Unit To Let

**383 sq.ft** (36 sq.m)

156 Arbury Road, Stockingford, Nuneaton, Warwickshire CV10 7ND

## Accommodation

The property comprises the ground floor of a traditionally constructed brick and tile building, being open plan with a rear kitchen area and a large rear car park. It has previously traded for many years as a hairdressers.

The property is set back from the pavement with a paved forecourt. The frontage is wooden single glazed with a pedestrian door and large bay window.

Internally the property has been painted throughout. To the rear of the unit is a kitchen with a WC and sink.

Ground floor retail unit: 31.58 sq m (340 sq ft)

Kitchen: 4.83 sq m (52 sq ft)

Plus WC facilities

Net Internal Area: 36.41 sq m (392 sq ft)

## Location

Nuneaton is a well established commercial and industrial centre, located 20 miles east of Birmingham and 9 miles north of Coventry. The town benefits from its proximity to the M6 and M69 motorways, as well as regular rail services to London and the north.

The subject premises is located on Arbury Road in close proximity to the busy B4112 Heath End Road and is situated in the densely populated Stockingford district of Nuneaton.

## Tenure

The property will be made available by means of a new full repairing and insuring lease for a term of a minimum of 3 years.

## Services

All mains services are connected with the exception of gas.

## EPC C 71

## Planning

Class E

## Rent

£8,500 per annum.

## Rates

The rateable value for the current year is £4,150.

## Legal Costs

Each party will be responsible for their own legal costs.

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**SAT NAV: CV10**

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