



**ehB**  
**Reeves**  
commercial property experts

## To Let

Retail/Office Unit (Shop Class E)

**1,282 sq.ft** (119 sq.m)

98 Abbey Street, Nuneaton, Warwickshire CV11 5BX

## Accommodation

The accommodation comprises a ground floor shop/office with kitchen, storage and WC facilities. It offers versatile space for a number of potential uses including Retail Shop and Office, and was previously used as a training centre. There is off road car parking to the side of the building

## Location

The property is located on Abbey Street situated right in the heart of the busy Nuneaton town centre. The building is opposite the brand new Grayson Place Development that will open soon with a new five screen cinema, bar and events space, and a food hall. There will also be a 145 bedroom hotel and town centre apartments, a Digital Skills and Innovation Centre and a multi-storey car park

## Insurance

The property will be insured by the landlord who will in turn pass on that cost to the tenant.

## Rates

The rateable value for the current year is £14,500.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Tenure

The property is offered subject to a new lease for a minimum term of 3 years. The lease will be drawn on full repairing and insuring terms subject to a service charge.

## Services

All mains services with the exception of gas are connected to the property.

## EPC D 80

## Planning

User Class E

## Rent

On application.

locals.relax.insert 

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