



HOWKINS &
HARRISON

Unit 4.9 Tiveys Farm, Shackerstone, Nuneaton, Leicestershire, CV13 0BS

£24,000 per annum plus VAT

- 399.96 sq m / 4,305.24 sq ft
- £24,000 per annum Plus VAT
- Close to A444/M42 Junction
- Ample Parking
- Secure Site

Please contact Philippa Dewes on

01827 721380

philippa.dewes@howkinsandharrison.co.uk

Unit to rent near Nuneaton, close to the A444, A5, A42, M42, M1, M69. Suitable for a variety of users. Secure site with ample parking 399.96 sq m / 4,305.24 sq ft.

Description

The subject property comprises a modern steel portal framed building which has been converted to commercial use. The property has part breeze block walls with box profile sheet cladding above and on the roof.

The unit is accessed via a roller shutter door and there is also a separate pedestrian door for access.

Internally the unit has a concrete floor and a 32 amp, 3 phase electrical supply. The unit benefits from LED lighting.

The unit benefits from a WC and kitchenette.

There is ample unallocated parking in shared car park.

Unit: 33.33m x 12m

Kitchen: 4m x 7.5m

NIA: 399.96 sq m / 4,305.24 sq ft

Price

£24,000 per annum Plus VAT

Tenure

The property is available by way of a new full repairing and insuring lease terms to be agreed. The lease will be outside the Landlord and Tenant Act 1954 in relation to security of tenure.

Working hours: 8am - 8pm Monday to Friday, speak to agents about Saturday working hours. No access on Sundays.

Utilities

We understand that mains water and electricity (3 phase) are provided to the units. Electricity will be separately metered, and it will be the tenant's responsibility to pay for usage from the date of occupation. Water is currently charged at £100 per annum.

The building is not currently heated.

Service Charge

The landlord reserves the right to charge a service charge, but there is no current service charge levied.

Business Rates

The current rateable value is £15,750.

EPC

The current EPC for the property is B (35).

Deposit

A deposit equivalent to one month's rent plus VAT will be held for the duration of the tenancy.

Planning

We understand that the property has planning permission for B1(c) Light Industrial, B2 General Industrial and B8 - Storage and Distribution uses.

Viewings

Strictly by prior appointment. Please contact Philippa Dewes at the Atherstone Branch 01827 721380.

Howkins & Harrison

15 Market Street, Atherstone, CV9 1ET

Telephone 01827 721380

Email commercial.north@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.