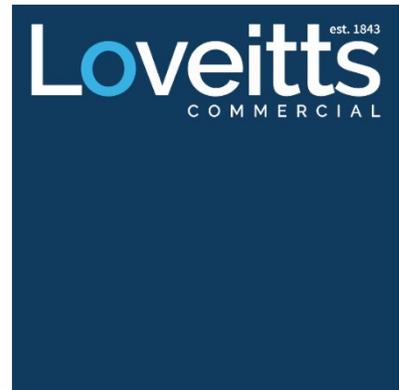


OPENING DOORS SINCE 1843



Area
944sqft (87.70sqm) &
980sqft (91.04sqm)



Rent
from £10,000 PA



Retail
Various Retail Units



Location
Town Centre



Parking
Potentially Available

TO LET

Abbeygate Centre, Newdegate Street, Nuneaton CV11 4HL

Location:

The available units form part of the Abbeygate Centre which links Harefield Road Bus Station with Newdegate Street, Abbey Street and the Market Place at the commercial pedestrianised heart of Nuneaton.

Existing occupiers within the Centre include Greggs, The Post Office, A Write Card, Savers and Subway.

Description:

The available units form part of Abbeygate, comprising an arcade development occupied by a range of retail units but now with an 'E' use class designated allowing the premises to be used as professional offices, cafe, nursery, gym or indoor recreational use in addition to retail use (subject to Landlord's consent).

The accommodation is available immediately on flexible terms with the option also of renting roof top parking at the Centre if required.

Unit 37 has its own WC facilities with unit 10 having access to communal WC facilities.

Floor Area:

	AREA SQFT	AREA SQM
Unit 10	944.00	87.70
Unit 37	980.00	91.04
TOTAL	1,924.00	178.75

Services:

Mains water, drainage and electricity are connected. No tests have been applied.

Rateable Value:

The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms:

The properties are available on the basis of an effectively full repairing and insuring lease by way of service charge for a term of years to be agreed.

Units are available at rents from £10,000 per annum plus VAT.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of the preparation of these particulars the landlord had elected to charge VAT on the rent.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable. This service is currently available for a standard form of lease at a nominal charge of £200 plus VAT.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

commercial@loveitts.co.uk

