

OPENING DOORS SINCE 1843



Area
31.77 sqm (342 sqft)



Rent
£7,500 Per Annum



Retail
Newly Refurbished Unit



Location
Town Centre Location



Availability
Available Immediately

TO LET

11 Dugdale Street, Nuneaton CV11 5QD

Location:

The subject property fronts part of Dugdale Street which is predominantly a professional district of Nuneaton being situated just off pedestrianised Queens Road which is the town's principle shopping street and close to the rear entrance into the Rope Walk Shopping Centre.

Description:

The available unit comprises a newly refurbished shop and otherwise considered suitable for office use or as a cafe and also potentially as a clinic, day centre or as a mini gym (as now permitted under the revised Use Classes Order).

Floor Area:

	AREA SQFT	AREA SQM
Unit 11	343.00	31.87
TOTAL	343.00	31.87

Services:

Mains water, drainage and electricity are understood to be connected subject to the usual reconnection charges by the utility companies. 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 unit is available on effectively a repairing and insuring term for a term to be agreed but subject to a minimum 3 year lease commitment.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan:
EPC:
Planning Information:
Video Link:
Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
commercial@loveitts.co.uk

