

Location:

The subject site is located within Nuneaton's Inner Ring Road (the A444 Roanne Ringway) so occupies a town centre location with a variety of predominantly commercial uses alongside.

A range of shops are available on the doorstep together with various pubs and restaurants and the town's bus station and railway station are within a short walking distance. A number of pay-and-display public car parks are also close by.

Description:

This is an attractive residential development opportunity comprising an existing temporary car park where spaces are currently rented out to generate an income but now with planning consent for the erection of two 3 storey blocks of generously proportioned 1 bedroomed apartments with associated amenity space.

The approved scheme is considered to represent an ideal letting opportunity so is likely to particularly appeal to investor developers.

Specifically, on the 11th December 2018 Nuneaton and Bedworth Borough Council resolved to grant planning for this scheme (ref 035366) which now has been implemented with building regulations consent also obtained.

A copy of the Planning Decision Notice and other relevant documentation and plans are available by clicking on the Planning Information link below.

Services:

All mains services are understood to be available subject to meeting the requisite connections by the respective Utility Companies.

Rateable Value:

N/A

Terms:

The property is available with vacant possession based on offers over guide price of £300,000 for the freehold.

Currently the site is generating a rental income of approximately £6,000 per annum equating to effectively 10 paid parking spaces let at £50.00 per calendar month. The site offers potential to deliver up to 30 car parking spaces in total.

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 (June 2022) the Vendor had not elected to charge VAT on the purchase price.

Legal Costs:

Both parties are to be responsible for their own legal costs in this case.

Property Documents:

Property Plan: [Click here](#)

EPC:

Planning Information: [Click here](#)

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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