

OPENING DOORS SINCE 1843



Opportunity
Fully Let Investment



Use
Showroom and 5 Flats



Investment
Current Income £66,740
per annum



Location
Town Centre Position



Price
£895,000 Freehold

FOR SALE

4 Corporation Street, Nuneaton CV11 5AH

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 (Halfords and Dreams with their associated customer car park are diagonally opposite) 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 a prominent new build 3 storey mixed commercial and residential investment opportunity comprising an already let retail showroom at ground floor level with two self contained 2 bedroomed apartments on the first floor and three 1 bedroomed apartment on the second floor.

A rent of £20,000 per annum is currently payable on the ground floor and there is a total annual income of £66,740 per annum for the whole.

Otherwise the building's features include, an A EPC rating, door intercom, 5kw solar power connectivity, smoke alarm and emergency lighting, Openreach connectivity to each apartment and a 10 year AHCI new build warranty.

The asking price has just been reduced from £950,000 to £895,000 for an immediate sale.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	1,378.00	128.02
First Floor	1,292.00	120.03
Second Floor	1,280.00	118.92
TOTAL	3,950.00	366.97

Services:

Mains water, drainage and electricity are connected with each element metred separately.

Rateable Value:

To be assessed together with the Council Tax banding.

Terms:

The property is available freehold with a new 10 year lease now in place on the commercial element at a rental of £20,000 per annum exclusive. In addition the two bedroomed flats are each let at £875 pcm, the larger 1 bed flats at £725 pcm and the smaller 1 bed flay at £695 pcm providing for a current gross rental.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT is applicable. VAT is not applicable in this instance.

Legal Costs:

Both parties are to be responsible for their own legal fees in this case and also for my legal costs incurred by the Vendor should any future agreed sale be aborted by the buyer.

Property Documents:

Property Plan: [Click here](#)
 EPC: [Click here](#)
 Planning Information: [Click here](#)
 Video Link:
 Other: [Click here](#)

Viewing Arrangements:

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