

OPENING DOORS SINCE 1843



Offering  
Workshop/Warehouse/  
Showroom Opportunity



Area  
271.83 sq.m. (2926 sq.ft.)



Site  
Part of a Mixed  
Commercial Site



Land  
Useful Forecourt Area



Rent  
Rent on Application

TO LET

Unit C, Former Smiths Garage Site, Atherstone Road Pinwall, Atherstone  
CV9 3NB

## Location:

The subject property forms part of a prominent commercial site at the staggered crossroads junction of the B4116 Atherstone-Sheepy Road, the B5000 Grendon Road and also Pinwall Lane in a rural location just north of the North Warwickshire market town of Atherstone, which is approximately 1.8 miles distant.

The A5 Trunk Road is also readily accessible and this provides a direct link westward to the M42 Motorway at Junction 10 (approximately 6 miles distant) and also eastwards to the M69 Motorway at Junction 1 (approximately 11 miles distant) along with the wider Midlands Motorway Network.

## Description:

The property comprises recently refurbished commercial premises with a deep graded concrete laid forecourt suitable for parking/display and storage purposes.

The principal access to the site is off Atherstone Road with a fire exit route only across the rear.

The total site area extends to some 0.225 acres approximately.

An EPC will be commissioned on completion of the current refurbishment works and prior to any letting..

## Floor Area:

	AREA SQFT	AREA SQM
<b>Unit C</b>	2,926.00	271.83
<b>TOTAL</b>	2,926.00	271.83

## Services:

Mains water and electricity are connected with drainage provided to a septic tank. No tests have been applied.

## Rateable Value:

To be re-assessed.

## Terms & Service Charge:

The premises are available to lease on full repairing and insuring terms for a term of years to be agreed.

Rental details are available on application.

## VAT:

All prices and rents mentioned in these details are exclusive of VAT.

## Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of any transaction.

## Property Documents:

Property Plan: [Click here](#)

EPC:

Planning Information:

Video Link:

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

