

OPENING DOORS SINCE 1843



Offering
E Use Class Business
Premises



Business
Available To Potential
New Tenant



Area
51.78 sq.m. - 577 sq.ft.



Rent
£9,000 per annum plus
VAT



Location
Established Suburban
Parade

TO LET

Unit 5, Kingswood Local Centre Kingswood Road, Nuneaton CV10 8QH

Location:

The property forms part of a modern suburban parade of shops in the Grove Farm area of Nuneaton which is a thickly populated residential area on the western outskirts of the town and enjoys a decent frontage onto a reasonably busy thoroughfare.

The existing parade incorporates a convenience store (as a double unit), a fish and chip shop, a pizza outlet and a barbers, in addition to the subject property.

The Nuneaton town centre is approximately 2½ miles distant.

Description:

The property comprises modern E Use Class business premises which have been occupied as a tanning studio and beauty salon for many years and are now only available due to the planned retirement of the proprietor, whose business would also be available to be acquired (if required).

Alternatively the premises would suit a variety of other E Use Class business uses, albeit these would need to be uses which do not compete directly with the other tenants' businesses in the parade.

The accommodation currently comprises salon area, treatment room, kitchen area and w.c. with a roller shutter security screen provided to the retail shop front. There is also a service yard/parking area at the rear.

The property will be available from November 2024 (or potentially earlier by arrangement).

Floor Area:

	AREA SQFT	AREA SQM
Salon	511.00	47.47
Kitchen	46.00	4.27
TOTAL	557.00	51.75

Rateable Value:

The property is included in the April 2023 Rating List with a Rateable Value of £6,200.

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

Terms & Service Charge:

The property is available on the basis of a new effectively full repairing and insuring lease by way of service charge with a minimum three year lease commitment sought from an ingoing tenant.

The commencing rental will be £9,000 per annum plus VAT.

Services:

All mains services with the exception of gas are connected, plus 3 phase electricity. No tests have been applied.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which will be payable on the rent in this case.

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: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other: [Click here](#)

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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