

OPENING DOORS SINCE 1843

Loveitts est. 1843
COMMERCIAL



Area
658.00 sqft (61.13 sqm)



Price
£5,000 PA - Year 1



Retail
Dual Aspect Shop Front



Location
Prominent Town Centre
Position



Availability
Available Immediately

TO LET

10 Abbey Street, Nuneaton CV11 5BP

Location:

The subject property is located close to the pedestrianised commercial heart of Nuneaton and occupies a prominent corner position at the junction off Abbey Street and Stratford Street which leads through to the Queens Road (Nuneaton's premier shopping street) and the town's main Rope Walk Shopping Centre.

Heron Foods, Bodycare, Shipleys Amusements, Halifax and Coventry Building Society are all close by and there are a number of Pay & Display public car parks within short walking distance.

Description:

The property comprises a prominent corner positioned former A2 business unit also suitable for retail use or as a café or restaurant or as a personal training studio etc., and benefiting from a suspended ceiling with inset lights and air conditioning unit installed together with a modern retail shop front having dual aspect window displays to its two frontages.

The unit incorporates an existing server room/office together with WC facilities and is immediately available on lease on terms to be agreed (but with half rent only payable in year 1).

Floor Area:

	AREA SQFT	AREA SQM
Retail Office	613.00	56.95
Server Room	45.00	4.18
TOTAL	658.00	61.13

Services:

Mains water, drainage and electricity are connected. No tests have been applied.

Rateable Value:

We are informally advised by the Local Authority that the current assessment for the property (2017 List) is £23,250.

Please note that this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority.

Terms:

The property is available on the basis of a new effectively Full Repairing and Insuring lease by way of a service charge which is to be for a minimum 3 year term or otherwise as a six year lease with a rent review after 3 years. The quoted rent is £10,000 per annum (plus VAT) but with half rent (i.e. just £5,000 plus VAT) only payable in year 1.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these particulars (August 2020) the landlord had elected to charge VAT on the rent.

Legal Costs:

The incoming tenant is to be responsible for the landlords legal costs incurred in this case including the Stamp Duty payable on the counterpart lease and VAT as appropriate

Property Documents:

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

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
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