

OPENING DOORS SINCE 1843



Area
481.10 sqft (44.70 sqm)



Rent
£12,000 PA



Retail
Suitable for a Variety of
Retail Uses



Location
Prominent Main Road
Position



Availability
New Lease Available

TO LET

82 Queens Road, Nuneaton CV11 5LE

Location:

The subject property forms part of an established parade of shops fronting directly onto the busy B4102 Queens Road, just beyond Nuneaton's inner ring road (the A444 Roanne Ringway) and a short stroll from the Nuneaton town centre.

Parking is possible on a 'first come, first serve' basis on the neighbouring streets or otherwise in one of the Local Authority run 'pay and display' public car parks in the vicinity.

Description:

Lock-up shop presented in good order suitable for a variety of A1 users. Vacant possession will be granted upon completion.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor Shop	481.10	44.70
TOTAL	481.10	44.70

Services:

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

Rateable Value:

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

Terms:

A new Full Repairing and Insuring lease for a term to be agreed with three yearly upward only rent reviews. A six month rent deposit will be required.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

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

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
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