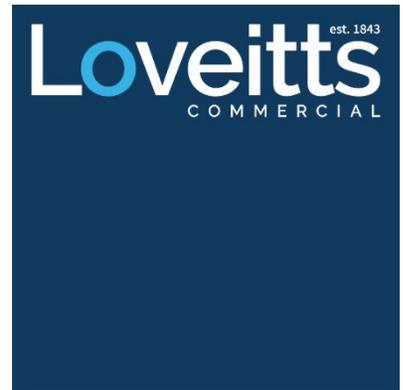


OPENING DOORS SINCE 1843



Area
2,657.00 sqft (246.84 sqm)



Rent
On Application



Location
Town Centre



Retail
Suitable 'E' Use Classes



Availability
Available Immediately

TO LET

6-9 Abbey Street, Nuneaton CV11 5BP

Location:

The premises are located in the commercial pedestrianised heart of Nuneaton, which is the largest town in the borough of Nuneaton and Bedworth with a population of 71,000 (Census 2001) and a catchment extending to around 120,000. The property is situated amongst a number of predominantly national concerns and close to the Abbeygate Shopping Centre entrance. The premises are also well located for all other town centre amenities (including bus and railway stations) and public car parking facilities. Nuneaton is approximately nine miles north of the City of Coventry and twenty miles east of Birmingham.

Description:

The premises are arranged on two floors with the ground floor providing for predominantly an open plan space with ancillary accommodation on the first floor. The property offers a shell finish ready for an incoming tenant to fit-out in their own style. The unit is understood to have an existing use for Class A3 (Restaurants & Cafes) purposes, but is considered suitable for a variety of other uses (eg A1, A2, etc), subject to obtaining any necessary consents.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor Sales Area	1,801.00	167.32
Ground Floor Store	30.00	2.79
First Floor Office/Store Rooms	826.00	76.74
TOTAL	2,657.00	246.84

Services:

All main services are understood to be installed to the property, subject to connection charges by the utility companies. No tests have been applied.

Rateable Value:

We understand from the Valuation Office Agency website that the Business Rates assessment is:- Rateable Value (2017 List) - £34,000. Please note that this is not the Rates Payable and prospective occupiers are advised to make their own enquiries with the Local Authority for verification of the Rateable Value and confirmation of the amount of Rates Payable.

Terms:

The premises are available to let on a new tenant's full repairing and insuring lease for a term by agreement. NOTE: Subject to contract and status, the landlord will consider a variety of incentives in order to achieve a letting (eg reduced rent, stepped rent, rent free period, break clause, etc). Short term lettings will also be considered.

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 Stamp Duty and VAT, if applicable.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

commercial@loveitts.co.uk



