



First floor 31 – 33 Queens Road
Nuneaton, Warwickshire, CV11 5JT

BROWN & CO

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First floor retail/office space

Class E Uses

Floor area 1,611 Sqft

High Street Location

Opposite shopping Centre

Potential for alternative uses
(STP)

Public Car Parks Nearby

Immediately available

TO LET

Rent: £14,000 Per Annum



LOCATION

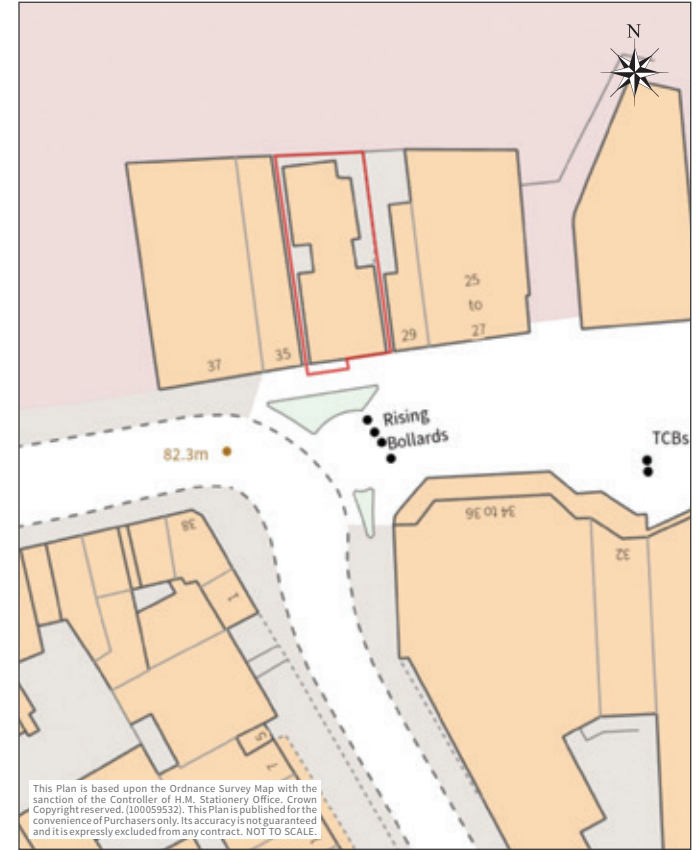
Nuneaton is the largest town in Warwickshire with a population over 88,000. The town centre has a vibrant mix of national retailers, independent shops, cafes and services. It is a pedestrian friendly environment with two shopping centres within the town centre, Ropewalk shopping centre and Abbeygate shopping centre.

The area has excellent transport links with Nuneaton's bus and railway stations just a short walk away, and road connections to the A444, A5 and M6 Motorway connecting to Coventry, Birmingham and the Wider West and East Midlands regions.

THE PROPERTY

Situated in the heart of Nuneaton town centre the retail unit enjoys a prime position within a vibrant commercial district. The property is located on a pedestrianised High street, close to national retailers (NEXT, TK Maxx and Costa), Independent shops and café and service providers.

The premises comprises of a first floor retail space above Age UK. Split into three rooms. Which has most recently been used as a hairdressers and coffee shop. There are two WC's and number of storage cupboards. There is the option to purchase the Café equipment and hairdresser equipment by separate negotiation. Please do contact us for further information.



ACCOMMODATION

1611 sq ft of retail area split into three main sections.

PLANNING

The property is understood to benefit from planning permission for Class E use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

There is potential for alternative uses (subject to Planning).

SERVICES

Mains Water, electricity and telecoms are connected to the premises. Drainage is to the mains sewers.

Interested Parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation.

LEASE TERMS

The property is available on a new full repairing and insuring lease on flexible terms to be agreed.

RENT

£14,000 per annum exclusive.

Payable monthly in advance by Bankers' Standing Order.

VAT

There is no VAT payable on the rent.

CAR PARKING

There is no dedicated parking for the property. However, there are numerous car parks serving the town centre. With Public long and short stay available at Victoria Street and The Ropewalk Multi-storey car park.

BUSINESS RATES

The Current Rateable Value is £10,250.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the letting.

VIEWING

Strictly by appointment through the sole letting agents Brown&Co, 5 Geoff Monk Way, Birstall, Leicester, LE4 3BU.

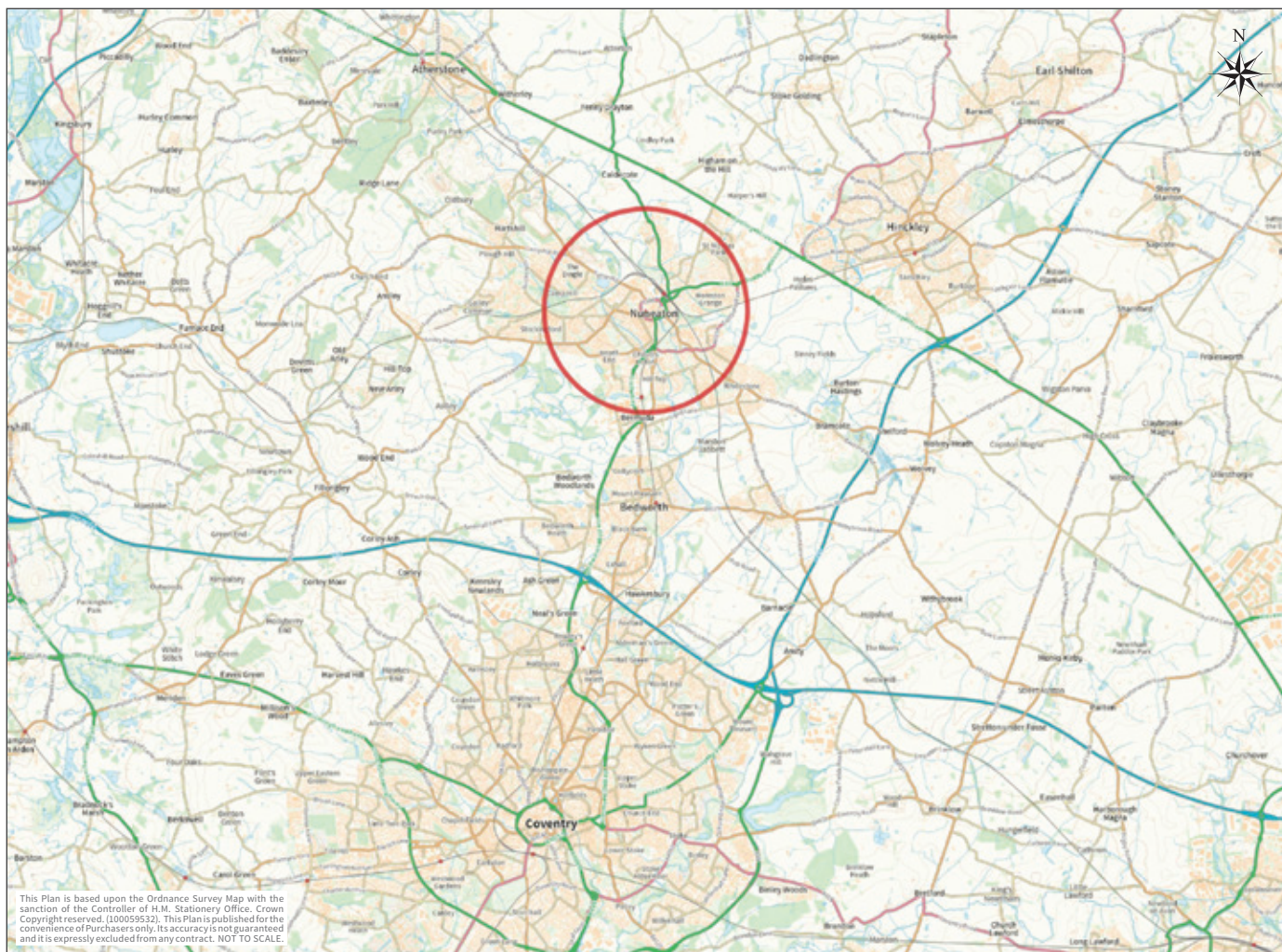
Philippa Dewes

T: 0116 289 4719

E: philippa.dewes@brown-co.com

EPC RATING

The property's current energy rating is C (60)



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated: November 2025.

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BROWN & CO

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