



FOR SALE

MIXED USE PROPERTY

77-79 Regent Street,
Nuneaton, CV11 4BL

Prominent position just off the A444



Comprising two flats, three letting
rooms and a ground floor retail unit



Within walking distance of Nuneaton
railway station



Gas fired central heating



GIA - 1,596 sq ft (148 sq m)



LOCATION

The subject property is located on Regent Street on the fringe of Nuneaton town centre, just off the A444 Leicester Road and within easy walking distance of Nuneaton Trent Valley railway station. The surrounding area is predominantly residential in use.

Nuneaton is located approximately 24 miles east of Birmingham and 9 miles north of Coventry. Motorway access to the town is extremely good, being 5 miles north of the M6 junction 3 and having good links to the M69/M1 and M42 motorways. Rail services to London Euston are available from 58 minutes. Major facilities include Ropewalk Shopping Centre and the Abbeygate Shopping Centre.

DESCRIPTION

NO CHAIN. The subject property comprised a mid terrace property of rendered brickwork construction surmounted by a pitched tiled roof. Externally, there is a small yard area to the rear and on street car parking to the front elevation.

The property itself comprises the following: Ground Floor: self-contained one bedroom flat and retail unit. First Floor: three letting rooms with shared bathroom facilities and self-contained studio flat.

The property benefits from gas fired central heating and timber windows.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

77 Regent Street	Retail Unit
79 Regent Street	Self contained one bed flat
Flat 1	Letting room
Flat 2	Letting room
Flat 3	Letting room
Flat 4	Self contained studio flat

SERVICES

We understand all mains services are connected to the subject property. Heating is by way of gas fired central heating serving panel radiators.

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £275,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(52)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would

recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

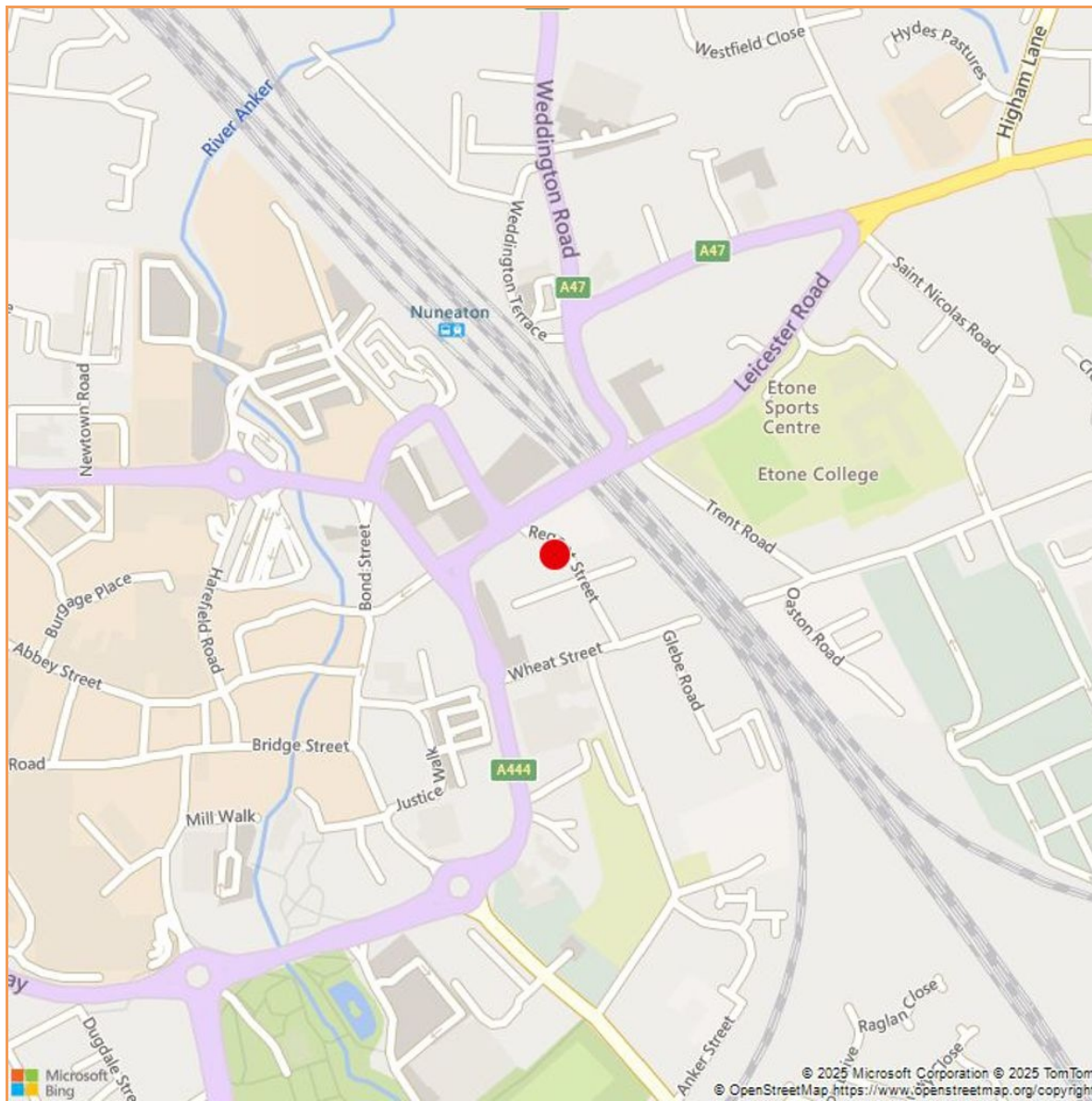
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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