

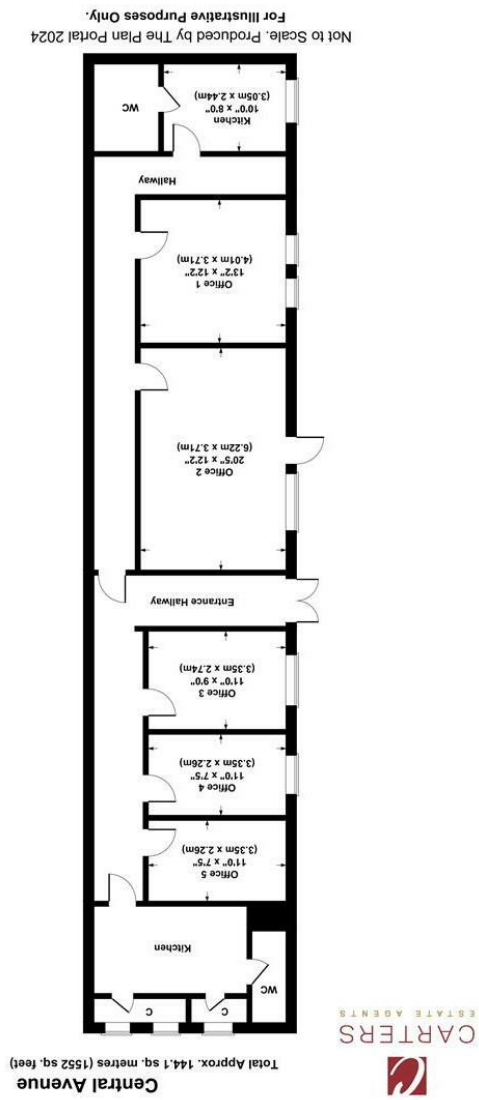


96 Central Avenue
Nuneaton, CV11 5BB
£200,000



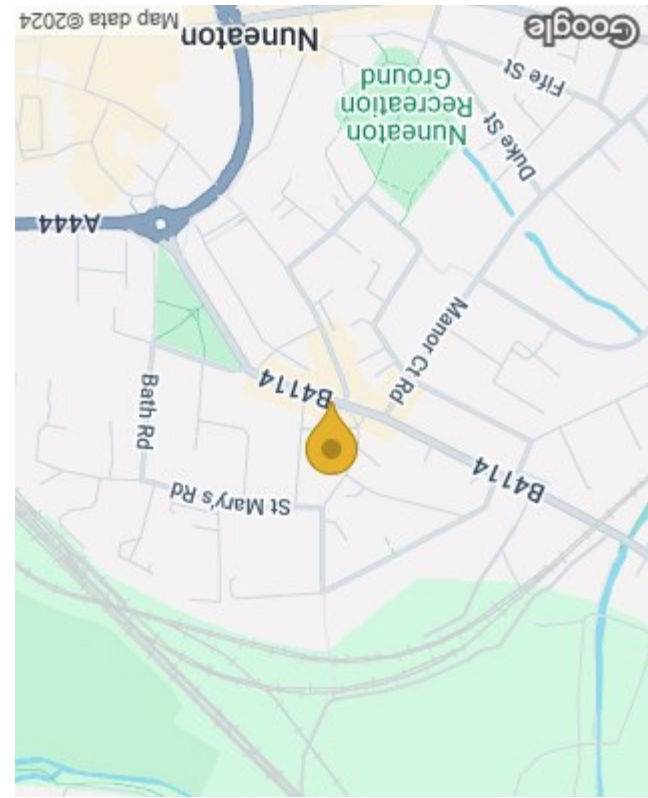
COUNCIL
TAX
BAND

Floor Plan



Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

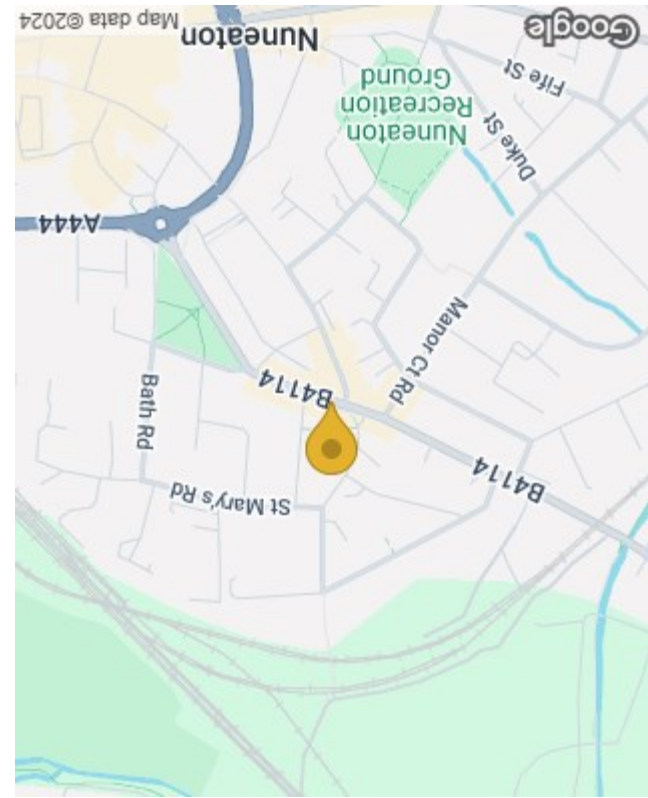
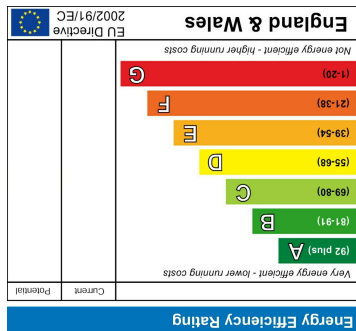
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Area Map

COUNCIL TAX

Energy Efficiency Graph



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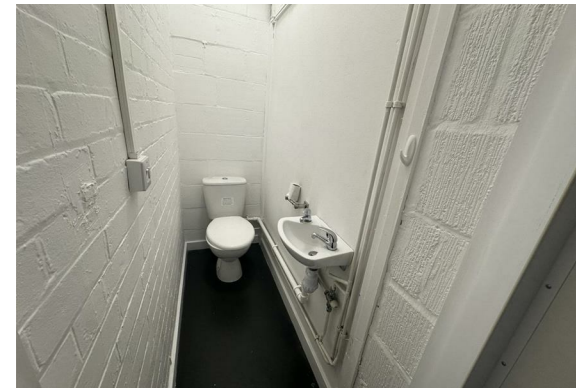
Located in the Abbey Green area of Nuneaton and within close proximity to the town centre, Unit 4 Honorbilt Works is a versatile unit suitable for a variety of uses. The property was modernised in 2018 and offers a mix of office and storage spaces.

Situated on a private, no-through road, the building is surrounded by a blend of commercial and residential premises. There are numerous shops and amenities nearby, and both Nuneaton railway station and bus station are conveniently close, at approximately 400m and 350m away, respectively.

Previously occupied as an independent education facility with D1 classification, the property now falls under Class E for commercial, business, and service use. Other uses would be subject to planning approval from Nuneaton and Bedworth Borough Council.

The property is arranged as a series of five individual offices/store rooms, featuring two kitchens and two separate WC facilities on the ground floor. The building is in good condition and benefits from majority UPVC double glazing, gas-fired central heating, LED lighting, and carpeting throughout.

There are double gates accessed via Central Avenue providing a loading facility and access to the



main side entrance.

This refurbished property is ideal for businesses seeking an office setup or a flexible office space solution without the need for a high street presence.

Services: Mains electricity, water, and drainage are connected to the property.