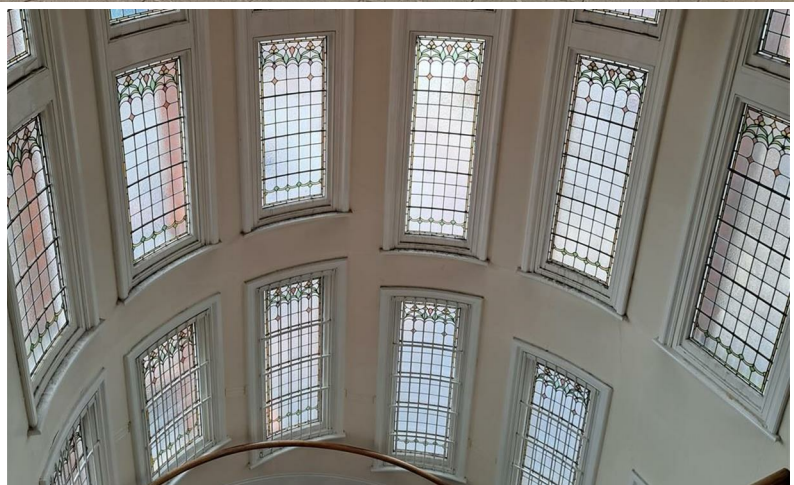


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GODFREY-PAYTON
CHARTERED SURVEYORS



LETTINGS



£35,000 Per annum

Warwick House Coton Road, Nuneaton, Warwickshire, CV11 5TL

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TOWN CENTRE RETAIL PREMISES

Accepting lettings enquires on large town centre retail premises suitable for a range of uses subject to Planning Permission.

Centre of Nuneaton / Coventry 8.5 miles / Birmingham 20 miles/ Leicester 18 miles

Location

The property is located at the junction of Coton Road, Chapel Street and Coventry Street in Nuneaton Town Centre. Occupiers in close proximity include Lloyds Bank, Armstrong's Accountants and Evolve Hair.

Chapel Street leads to the rear entrance of the Ropewalk Shopping Centre, anchored By Pure Gym. The scheme accommodates a number of retailers such as TK Maxx, New Look, Next and Costa. The property also benefits from its close proximity to the Ropewalk's multi-storey car park.

Coventry (8.5 miles), Rugby (16 miles), Birmingham (20 miles), and Leicester (18 miles) are all just a short drive with good railway links, public houses, hotels, shops, garages, primary schools and secondary schools with both public and private options.

The Site

The property is of period red brick design and consists of ground floor, first, second and basement levels. Access to the rear of the property is via Chapel Street where there is provision for 3 car parking spaces.

The property benefits from a host of period features to include: a grand sweeping staircase, high ceilings, large period windows and other decorative architectural features.

The premises provide the following approximate floor areas:-

Ground Floor 188m²/2,021ft²
First Floor 112m²/1,201ft²
Second Floor 73m²/781ft²
Basement 56m²/606ft²

Planning Permission

The site would be suitable for a range of planning options, with the Owners open to discussions on how this is achieved.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category E.

A copy of the Energy Performance Certificate can be made available upon request.

Rateable Value

We have made enquiries via the Valuation Office website which confirms the rateable value for the premises is as follows:-

Rateable Value (2024) £31,750
Estimated Rates Payable £15,843.25

We suggest that all interested parties should verify the above information with the Local Authority.

Services

Purchasers are advised to make their own enquiries in respect of the cost of local services. There are existing electricity, gas and water connections to the premises.

Tenure

Lease term available as multiple of 5 years.

Plans

All plans shown on these sales particulars are for identification only and will not form part of the contract documentation. Further details and a plan are available from the Agents.

Legal Costs

Each party to be responsible for payment of their own costs incurred in the transaction.

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

Directions

Energy Efficiency Rating	Current	Planned
Very energy efficient - lower running costs		
92-101 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		