# cartwright

## hands

59 Coton Road, Nuneaton, CV11 5TS Tel: 024 7635 0700 Tel: 024 7638 3601 (Residential Sales) www.cartwrighthands.co.uk

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GRH. Draft Details

NET INTERNAL AREA: 35.58sq.m (383 sq.ft)

### TO LET

### 156 Arbury Road, Stockingford, Nuneaton, CV10 7ND

Ground Floor 'E Class' retail unit with rear car parking on a heavily trafficked road out of Nuneaton within the densely populated Stockingford suburb.



#### Location

rent

sel

Nuneaton is a well established commercial and industrial centre, located 20 miles east of Birmingham and 9 miles north of Coventry. The Town benefits from its proximity to the M6 and M69 Motorways, as well as regular rail services to London and the north.

The subject premises are located on Arbury Road in close proximity to the heavily trafficked B4112 Heath End Road and are situated in the densely populated Stockingford district of Nuneaton.

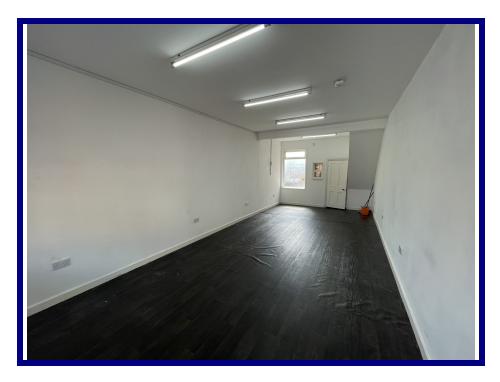
manage

Other office locations 121-123 New Union Street, Coventry CV1 2NT Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035 Registered Office: 59 Coton Road, Nuneaton CV11 5TS Regulated by RICS

survey



#### 156 Arbury Road, Nuneaton



#### **Description**

The property comprises of the ground floor of a traditionally constructed brick and tile property being open plan with a rear kitchen area and large rear car park. It has previously traded for many years as a hairdressers.

The property is set back from the pavement with a paved forecourt giving space if required for outside tables. The frontage is a wooden single glazed with pedestrian door together with large bay window.

Internally the property has been painted throughout. To the rear of the unit is a kitchen with a WC and sink.

#### **Accommodation**

Ground floor Retail unit: Kitchen Plus WC facilities	31.14 sq.m 4.47 sq.m	(335 sq.ft) (48 sq.ft)
NET INTERNAL AREA:	35.58 sq.m	(383 sq.ft)

#### Rates

We are advised by the VOA website (<u>www.voa.gov.uk</u>) that the adopted rateable value of the property is £4,150.

Cartwright Hands is the trading name of Cartwright Hands limited, conditions under which particulars are issued Cartwright Hands Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Cartwright Hands Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) all rentals and prices are quoted exclusive of VAT.

#### 156 Arbury Road, Nuneaton

Prospective tenants are advised to make their own enquiries of Nuneaton and Bedworth Borough Council (024 7637 6376) to verify the current rates payable and to establish the position in respect of any appeals/inheritance of any transitional relief, which may reduce or increase the rating liability.

#### <u>Terms</u>

The property will be made available by means of a new effectively full repairing and insuring lease for a term to be agreed, but no less than three years.

#### <u>Price</u>

Rent on Application

#### EPC

From our own enquiries we understand the property currently has an EPC rating of C:71. A copy of the EPC is available for inspection.

#### Legal Costs

The ingoing tenant will be responsible for the landlord's solicitors costs incurred in connection with the lease.

#### Viewing / Information

Viewing strictly through the Sole Agents. Cartwright Hands, 59 Coton Road, Nuneaton, CV11 5TS.

Guy Hands Tel:- 02476 350700. Fax:- 02476 352922. Email- grh@cartwrighthands.co.uk

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