

# cartwright

# hands

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

lettings@cartwrighthands.co.uk  
sales@cartwrighthands.co.uk  
commercial@cartwrighthands.co.uk

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

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.

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



sell

rent

survey

manage



## 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

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

### Rates

We are advised by the VOA website ([www.voa.gov.uk](http://www.voa.gov.uk)) 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 purchasers 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.

### Terms

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.

### Price

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](mailto:grh@cartwrighthands.co.uk)

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 purchasers 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.

**Commercial Property Requirement**

**You need to speak to us**



**Chartered Surveyors to Business and Commerce**

**Offices in**

**Coventry and Nuneaton Serving the Whole of the Midlands**

**Sale and Letting of All Types of Business Property**

**Property Acquisition**

**Valuation for All Purposes**

**Property Management**

**Rent Review and Lease Renewal Negotiations**

**Valuation of Businesses "As a going Concern"**

**General Professional Advice**

**Development / Investment Consultancy**

**Compulsory Purchase and Compensation Claims**

**Regional Coverage - Local Expertise**



**121-123 New Union Street  
Coventry CV1 2NT**

**Tel: 02476 350700  
[www.chcommercial.co.uk](http://www.chcommercial.co.uk)**

**59 Coton Road  
Nuneaton CV11 5TS**