

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

GH.

Net Internal Area- 48.68 sq.m (524 sq.ft)

TO LET

**1/3 Marston Lane,
Nuneaton
CV11 4RD**

Ground floor self contained 'E class' unit benefitting from having been fully refurbished.



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 corner of Martson Lane and Lutterworth Road close to the centre of Attleborough Village with its many retail, bar and restaurant users together with a COOP food store having 2 hours free car parking. There are also ample on street permit free car parking spaces.

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



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1-3 Marston Lane, Attleborough, Nuneaton

Description

The property is located on Marston Lane and comprises of a double fronted ground floor recently refurbished retail unit benefitting from new UPVC double glazed shop front, open plan retail unit, kitchenette, and WC facility.

The property is of brick construction with a pitched tiled roof. There is ample free car parking within the vicinity of the property.

The property is set amongst a number of long-established local businesses and is close to a COOP convenience store.

Accommodation

The property provides the following approximate dimensions and floor areas:

Ground Floor- **48.68 sq.m (524 sq.ft)**
Comprising of open plan retail with kitchenette and WC facilities

Net Internal Floor Area **48.68 sq.m (524 sq.ft)**

Terms

The property is available on a new effectively fully repairing and insuring lease for a term of years to be agreed but no less than three years.

Rent

Rent on application.

Rateable Value

We are advised by the VOA website (www.voa.gov.uk) that the adopted rateable value of the property is £7,000.

Prospective tenants are advised to make their own enquiries of Nuneaton and Bedworth Borough Council 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.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request. D:78

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

1-3 Marston Lane, Attleborough, Nuneaton

Viewing/Information

By appointment with the Sole Agent,
Cartwright Hands,
59 Coton Road,
Nuneaton CV11 5TS
Email- grh@cartwrihandhands.co.uk

Guy Hands

Tel:- 02476 350700.
Fax:- 02476 352922.

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1-3 Marston Lane, Attleborough, Nuneaton

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