

GH. DRAFT

Net Retail Area- 27.9 sq.m (380 sq.ft)

TO LET

**23d Abbey Street,
Nuneaton,
Warwickshire,
CV11 5BT**

Small Kiosk unit within town centre, adjacent to Aspire in Arts and close to the Grayson Place redevelopment and Hampton by Hilton hotel.



Location

Nuneaton, the largest town in Warwickshire is a substantial, well established historic market town located 20 miles east of Birmingham and 9 miles north of Coventry. The town benefits from its proximity to the M6 and M69 Motorways and regular rail services to London and the north.

The property is situated along the pedestrianised Abbey Street in the centre of Nuneaton Town Centre. It is situated close to a variety of other well known local and national retailers such as Crossed Khukris Gurkha Restaurant, Heron Foods, Leakes Jewellers, Domino's pizza and the new Hampton by Hilton.

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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23d Abbey Street, Nuneaton



Description

The property comprises of a mid terraced retail/office E class unit. This ground floor unit is presented in shell specification with outside WC facilities and will need utilities connecting.

The unit benefits from a curved glazed retail frontage with pedestrian entrance from 'The Arcade.' To the western boundary of the unit there is an outside toilet accessed via a communal yard (this could be incorporated into the main unit).

There is also the possibility of combining this unit with the larger double fronted unit that fronts onto the main Abbey Street known as 23c.

Accommodation

The property provides the following approximate dimensions and floor areas:

| | | |
|--------------------------------|-----------------|-------------------|
| Max Internal Width | 4.77m | (15ft 7") |
| Shop Depth | 5.21m | (17ft 1") |
| Ground Floor Sales Area | 27.9sq m | (380sq 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.

All enquiries to the sole agents.

23d Abbey Street, Nuneaton

Rateable Value

We are advised by the VOA website (www.voa.gov.uk) that the adopted rateable value of the property is currently listed as part of the wider adjacent Grayson Place redevelopment, it is in the process of being re listed.

Prospective tenants are advised to make their own enquiries of Nuneaton & Bedworth Borough Council (Tel: 02476 376376) 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. The unit has a rating of

Legal Costs

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

Viewing/Information

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

Guy Hands

Tel:- 02476 350700.

Fax:- 02476 352922.

Internal Photograph



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