

**Net Internal Area: 739 sq.ft (68.67 sq.m)**

## **TO LET**

### **Retail Unit E Class Weddington Road, Nuneaton.**

**Confidentially available, ground floor unit, currently used as a hair dressers salon but suitable for a variety of different uses. (S.T.T.P)**



#### **Location**

Nuneaton is a well established commercial 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 and regular rail services to London and the north.

The property occupies a prominent position fronting onto Weddington Road with dedicated off street car park to the front.

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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## **Weddington Road, Nuneaton**

### **Description**

The property comprises a ground floor E class hair salon on part of the ground floor to the rear of the property is a further detached single storey outbuilding of brick and tile construction currently used as stores.

The main building is constructed in brickwork with pebble dashed render with a pitched roof which is framed in timber and clad in plain overlapping concrete tiles.

The property has a number of offroad car parking spaces and an overall frontage of some 42ft (12.8m).

### **Accommodation**

The property provides the following approximate dimensions and floor areas:

|                             |                             |
|-----------------------------|-----------------------------|
| Retail Net internal area of | <b>575sq.ft (53.42sq.m)</b> |
| Rear stores being           | <b>164sq.ft (15.24sq.m)</b> |

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### **Terms**

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

### **Rent**

Rent on application.

### **Service Charge**

The ingoing tenant will contribute towards a Service Charge in connection with the maintenance and upkeep of the common parts. Details available upon request.

### **Rateable Value**

We are advised by the VOA website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the adopted rateable value of the property (which is currently rated as one) is £5,100

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

### **EPC**

From our own enquiries we understand the property currently has an EPC rating of: B-34.  
A copy of the EPC is available for inspection.

**Weddington Road, Nuneaton**

**Legal Costs**

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

**Viewing/Information**

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

**Guy Hands**  
Tel:- 02476 350700  
Fax:- 02476 352922

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