

# cartwright

# hands

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**NET INTERNAL AREA: 33.30 SQ.M. (358 SQ.FT)**

**22 Lutterworth Road,  
Attleborough Green,  
Nuneaton,  
CV11 4LD**

**TO LET**

**GROUND FLOOR 'E' CLASS USE UNIT ADJACENT TO BUSY CHIP SHOP SUITABLE FOR A VARIETY OF DIFFERENT USERS ON ATTLEBOROUGH GREEN**



### Location

The subject property is situated just off the A4254 Avenue Road within the village location known as Attleborough Green with its mixture of local retail, bar and restaurants together with office users and ample free car parking. It is around one mile from Nuneaton Town centre, an attractive market town with close proximity to the motorway network, namely Junction 3 of the M6 some 5 miles to the south and Junction 1 of the M69, some 6 miles to the north east.

The subject property is located close to occupiers such as Jims Fish and Chip Shop, Papa Johns Pizza, Co-op, Smoking Bull, Fuel, Full Length and Fabulous, Devalls Funeral Care.

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



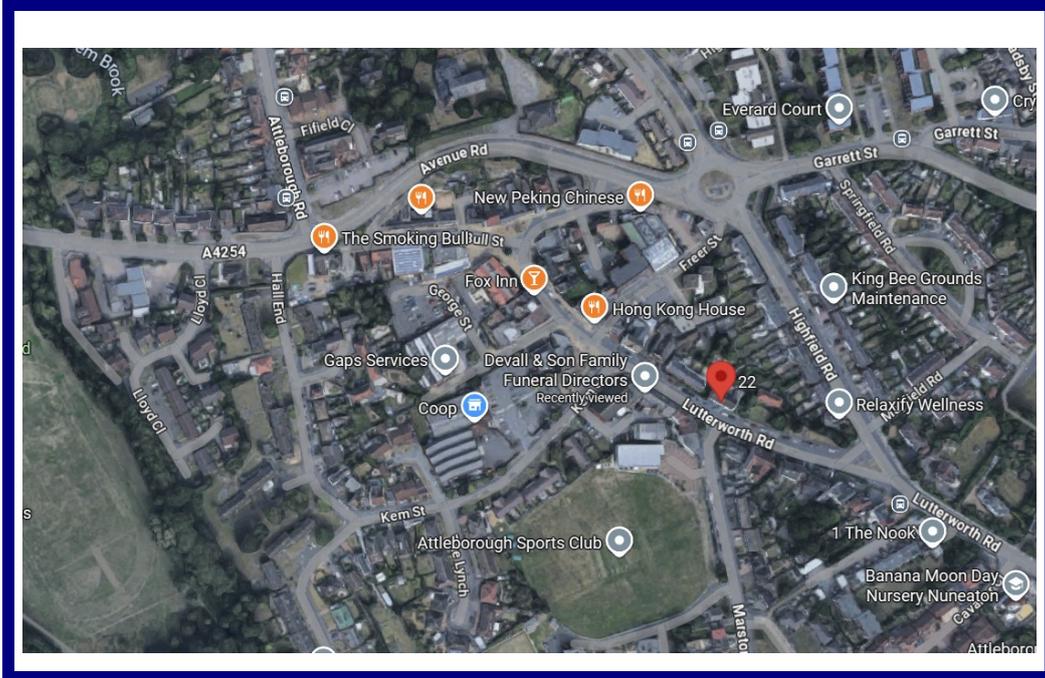
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## 22 Lutterworth Road, Attleborough Green, Nuneaton



### Description

The subject property comprises a ground floor 'E' class former tea shop retail unit with glazed windows to frontage.

The internal area briefly comprises of an open plan retail area previously tea room seating area that leads through into a kitchen area that could be used for further retail space. This leads into a lobby/storage area with WC facility off.

In our opinion the unit is potentially suitable for a variety of different uses S.T.P.P.

### Accommodation

Front retail area into  
Second Retail area (previously used as tea shop kitchen)  
Lobby/storage area  
WC facilities

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### Rates

We are advised by the VOA website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has a current rateable value of £2,900.00. THIS IS NOT THE RATES YOU WILL PAY.

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

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### Price

Rental on Application, All enquires to the sole agents.

### EPC

D:78 EPC available on request.

### Legal Costs

Ingoing tenant to contribute to the landlords reasonable legal costs in the preparation of the lease.

### Viewing / Information

Viewing strictly through the Sole Agents

Cartwright Hands,  
59 Coton Road,  
Nuneaton,  
CV11 5TS

**Guy Hands**

Tel:- 02476 350700.

Email: [grh@cartwrihandhands.co.uk](mailto:grh@cartwrihandhands.co.uk)

NOTE: Whilst every effort is made to ensure the accuracy and reliability of these details, if there is any point of particular concern, we would ask you to contact the offices of the sole Agents for further clarification, particularly if contemplating travelling some distance to view the property.

### **MISREPRESENTATION ACT 1967 – CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED**

Cartwright Hands, for themselves and the owners/tenants of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of any offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to the property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

### **PROPERTY MISDESCRIPTION ACT 1991**

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate, and are given for guidance purposes only.
2. Information on Tenure or Tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their solicitors.
3. Information on Rating Assessments and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of main services are based on information supplied to us by the Vendor/Lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to, as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to legal commitment to purchase/lease.
5. All prices and rents quoted are exclusive of VAT (which may or may not be payable) unless expressly stated to the contrary.



**PICTURE OF INTERNAL SPACE**

**Commercial Property Requirement**

**You need to speak to us**



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Coventry CV1 2NT**

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