

STEPHEN PARRY & COMPANY

cartwright

hands



TO LET

Net Internal Area: 144.69 sq. m. (1,566 sq. ft.)

127 Abbey Street, Nuneaton
Warwickshire, CV11 5BZ

Ground and first floor retail premises in prominent trading position
situated in heart of Nuneaton town centre

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 prime location along the pedestrianised Abbey Street in the centre of Nuneaton Town Centre. The property is situated adjacent to Co-op Travel and close to a variety of other well-known occupiers including Halifax Bank, Poundland, Ladbroke's, and Specsavers.

Description

The property is of brick construction with a flat felted roof. Arranged over ground and first floors the retailing area benefits from suspended ceiling with inset lighting together with an electric roller shutter security door.

Accommodation

The property provides the following approximate dimensions and floor areas:

Average Internal width: 3.87 m. (12' 9")

Shop depth: 19.48 m. (63' 11")

Ground Floor Sales Area: 62.56 sq. m. (682 sq. ft.)

First Floor: 82.13 sq. m. (884 sq. ft.)

Net Internal Floor Area: 144.69 sq. m. (1,566 sq. ft.)

Terms

The property will be made available by means of a new full repairing and insuring lease for a term 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 £16,500.

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.

EPC

A copy of the EPC is available for inspection.

Legal Costs

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

STEPHEN PARRY & COMPANY

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