

STEPHEN PARRY & COMPANY

cartwright

hands



TO LET

Net Internal Area: 140.38 sq. m. (1,511 sq. ft.)

26-28 Newdegate Street, Nuneaton
Warwickshire, CV11 4EU

Prominent ground floor A1 / A2 retail premises situated in
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 subject property occupies a prominent location on the pedestrianized Newdegate Street, in the commercial heart of Nuneaton town centre in close proximity to Debenhams department store. The area is predominantly occupied by A2 retailers and is an established location for Estate Agents.

Description

The subject premises comprise ground floor retail premises of traditional construction with a majority glazed frontage onto Newdegate Street. Presently the premises are presented as a number of partitioned offices with storage, kitchen and W.C. facilities to the rear. Internally they benefit from laminate flooring, suspended ceilings and air conditioning. To the front there is an electric roller shutter security door.

Accommodation

Net Internal Floor Area: 140.38 sq. m. (1,511 sq. ft.) - Including storage / kitchen facilities to the rear

Terms

The property is available by way of an assignment of the current fully repairing and insuring lease which expires in December 2014.

We understand from the current tenant (and are in the process of trying to confirm with the freeholder) that the current lease could be surrendered with a new full repairing and insuring lease for a term to be agreed, but no less than three years entered into.

Rent

The passing rent is currently £18,000 per annum exclusive.

Rateable Value

We are advised by the VOA website (www.voa.gov.uk) that the adopted rateable value of the property is £22,250.

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

We understand from our own enquiries that the property has an EPC rating of D:97. A copy of the EPC is available for inspection.

Legal Costs

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

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