

FOR SALE

34 CENTRAL AVENUE
NUNEATON, CV11 5BB



FREEHOLD RETAIL INVESTMENT OPPORTUNITY

5,333 sq ft (495.45 sq m) (Approx. Total Gross Internal Area)

- LET TO ESTABLISHED OCCUPIER – INCOME £25,000 P.A.
(notice has been served for a renewal)
- Price £365,000

LOCATION

The property occupies a prominent position on Central Avenue, situated within a well-established commercial area of Nuneaton. Central Avenue links directly with the A444, offering easy access to the town centre (less than 1 mile) and to the wider regional road network, including the M6 and M69 motorways. The surrounding area comprises a mix of, retail, and residential uses.

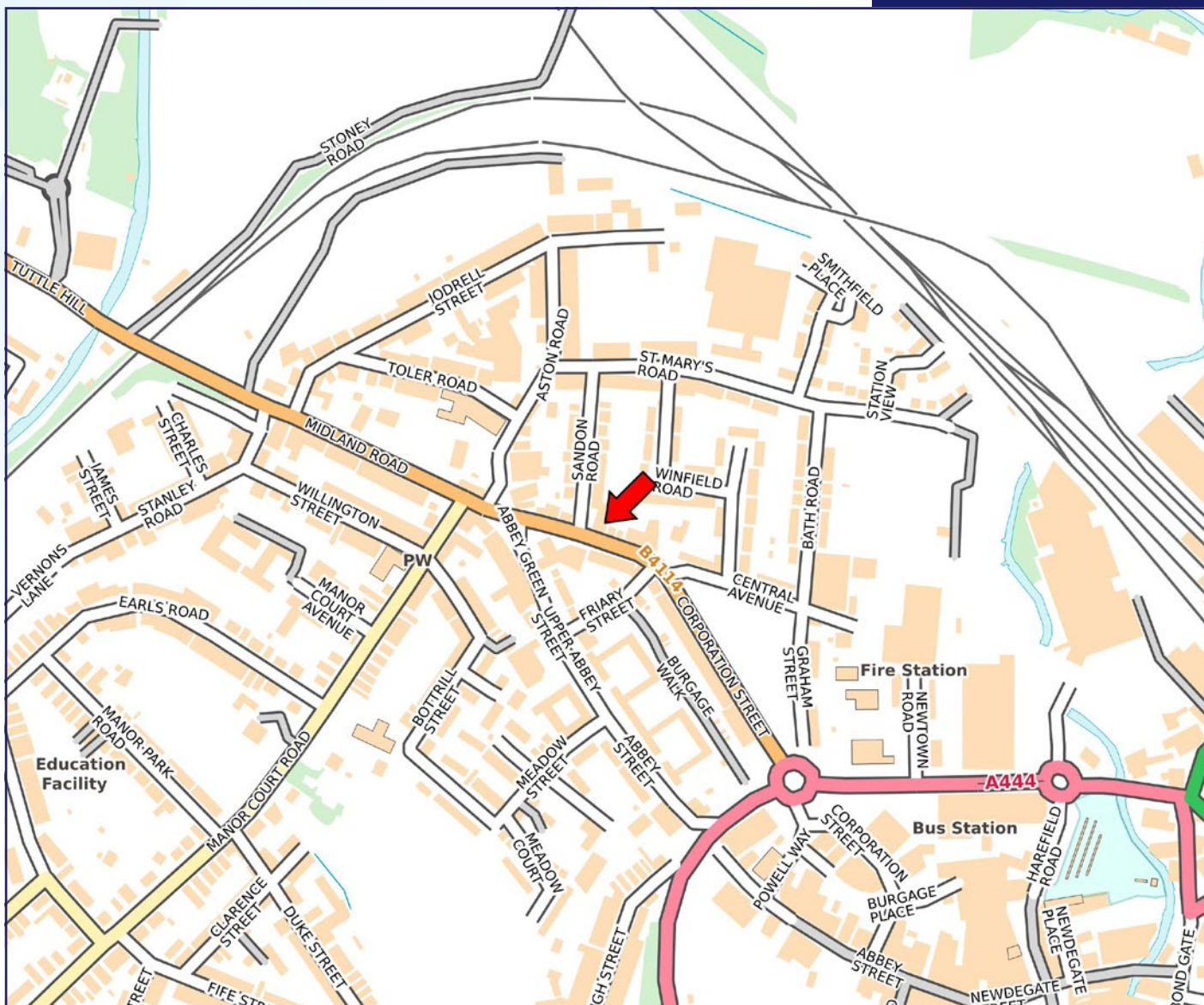
DESCRIPTION

The property comprises a substantial, detached commercial premises of brick construction under apitched roof.

The accommodation is arranged over two floors, with a large ground floor retail showroom to the front, ancillary space to the rear, and first floor offices/storage.

The property benefits from ample frontage, dedicated parking in side/rear yard, and access for deliveries.

POSTCODE: CV11 5BB



ACCOMODATION

The property provides the following approximate gross internal floor areas:

Area	SQ M	SQ FT
Ground Floor Showroom	257.53	2,772
Ground Floor Ancillary	138.33	1,489
First Floor	99.59	1,072
TOTAL Approx. Gross Internal Area	495.45	5,333

TENURE

The property is held freehold and is offered subject to the existing occupational arrangement.

TENANCY

The entire property is let to Central Stoves, a local showroom and heating appliance retailer, at a rent of £25,000 per annum. The tenant is currently holding over under the terms of a previous lease. Notice has been served by the landlord offering a new lease to the tenant at a rent of £35,000 per annum.
Further lease details available upon request.

PRICE

Offers in the region of £365,000 are invited for the freehold interest, subject to the existing tenancy.



BUSINESS RATES

The property is listed as Shop and Premises.

Rateable Value (2023 List): £27,2750.

Interested parties are advised to make their own enquiries with Nuneaton & Bedworth Borough Council regarding current rates payable.

VAT

All figures quoted are exclusive of VAT, which may be applicable.

EPC

EPC Rating: C69

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: RA170 Date: 08/25

Harris Lamb Limited Conditions under which particulars are issued.

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