

Weddington Road | Nuneaton | CV10 0AD

Prime trade counter unit for lease (may sell)

1,471.98m²
(15,844ft²)

- Strong trade counter location next to Wickes, Huws Gray and Midlands Golf
- 20,000 average daily traffic count
- 3 Phase electrics on site
- Mezzanine installed at the rear of the property, ideal for storage
- WC and kitchenette with internal office and store rooms
- Local occupiers include KFC, BP, Aldi, Etone College and Dunelm
- Short walk from Nuneaton train station
- Available immediately due to tenant relocation



TO LET/MAY SELL



Location



Gallery



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Location

The site occupies a highly accessible and prominent position fronting the A444 Weddington Road, providing direct links to Nuneaton town centre and the wider road network. It is strategically located adjacent to established trade and retail occupiers including Wickes and Huws Gray, as well as Midlands Golf, reinforcing its suitability for a range of commercial uses. The property benefits from strong visibility to passing traffic and is readily accessible for both HGVs and customers.

The surrounding area is well established, with a strong mix of national and regional occupiers including Aldi, Asda, KFC, BP, Etone College and Dunelm, all of which contribute to a high level of footfall and activity. The location experiences an average daily traffic flow of approximately 20,000 vehicles, further enhancing its prominence.

In addition, the property is well connected, being situated approximately 0.5 miles from Nuneaton train station and around 2 miles from Attleborough Industrial Estate, making it well positioned for both staff accessibility and distribution requirements.

Floor Areas

Description	M ²	Ft ²
Ground Floor Showroom, offices and ancillary	1,008.63	10,857
Mezzanine Ancillary showroom and storage	463.35	4,987
Total:	1,471.98	15,844

(This information is given for guidance purposes only)





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Description

The property comprises a self-contained, end-of-terrace commercial building arranged over ground and first floors, together with a substantial mezzanine and ancillary storage areas. The accommodation is predominantly open plan but has been adapted over time to include partitioned offices, welfare facilities and support space, all of which can be reconfigured to suit alternative occupier requirements. The building is of steel portal frame construction with a combination of brick and clad elevations beneath a pitched roof, and benefits from water and three-phase power supply. It is currently in use under Class E (retail/showroom).

At ground floor level, the property provides a largely open-plan showroom with extensive glazed frontage to Weddington Road, forming the principal trading area. This includes a full-height front showroom together with a larger rear section beneath the mezzanine, alongside ancillary offices, kitchen and WC facilities. Internally, the specification comprises suspended ceilings with inset lighting, painted walls and a mix of floor finishes. Floor-to-ceiling heights are approximately 3.1m in the front showroom, reducing to circa 2.45m beneath the mezzanine. The mezzanine extends across a significant portion of the building, providing additional showroom and storage accommodation, albeit with restricted headroom ranging from approximately 1.4m to 2.55m, and is therefore considered ancillary to the main space.

Externally, the property benefits from a forecourt to the front, providing parking and display space, and occupies a prominent position within a terrace of similar commercial units. The overall layout is somewhat irregular, reflecting incremental alterations to accommodate its existing showroom use, but offers flexibility for a range of alternative configurations, subject to requirements.



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Rent

The property is available for a term of years to be agreed and we are quoting a rent of:

£120,000 per annum
(One hundred and twenty thousand pounds)
(£7.57 per sq ft)

Sale Price

The property may be available freehold and we are quoting a sale price of:

£1,300,000
(One million three hundred thousand pounds)
(£82.05 per sq ft)

Business Rates

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2026: £71,000
Rates Payable: £30,530 per annum

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nuneaton & Bedworth Borough Council)

VAT

VAT is not applicable to the rent or sale price due.





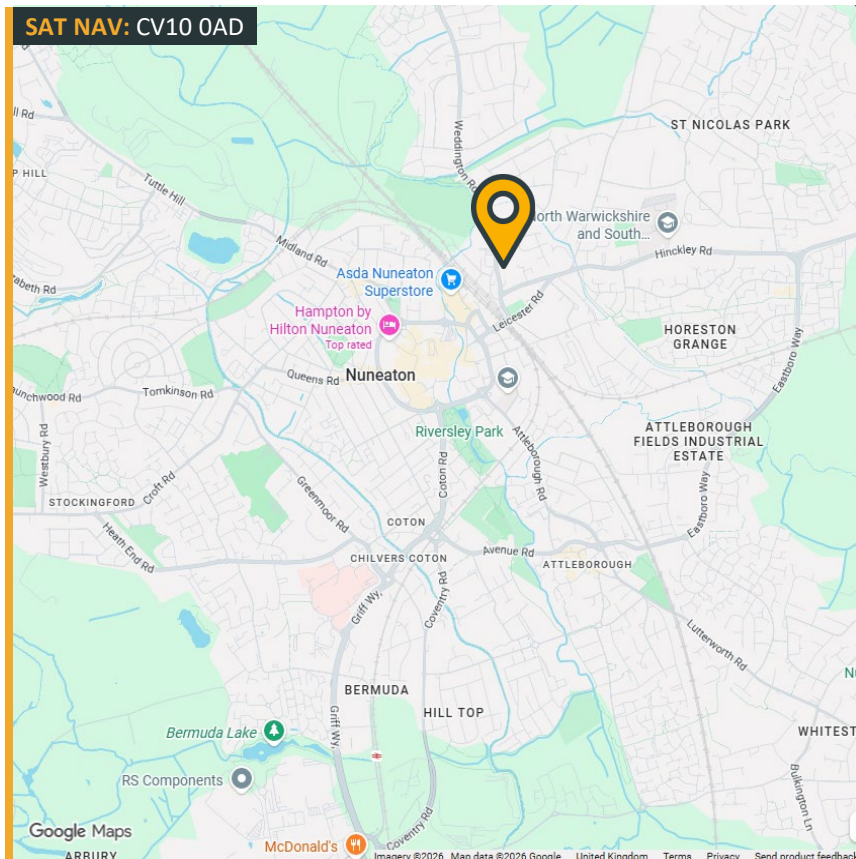
Location



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EPC

The property's current EPC Rating is B(44) which is valid until 2036.

Anti-Money Laundering

In order to comply with Anti Money Laundering Legislation, the successful tenant/purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the tenant/purchaser at the appropriate time.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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20/04/26

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.