



TO LET

RETAIL UNIT

Unit 2 The Wheatsheaf, Upper Abbey Street, Nuneaton, CV11 5DJ

Large basement store



Electric roller security shutter



Large customer car park to rear



LED lighting



NIA - 420 sq ft (39 sq m)



LOCATION

The property is located on the fringe of the Abbey Green neighbourhood shopping area, approximately 1/4 mile to the north west of Nuneaton town centre. The surrounding area is predominantly residential in use with the exception of the Children & Family Services offices opposite.

Nuneaton is located approximately 24 miles east of Birmingham and 9 miles north of Coventry. Motorway access to the town is extremely good, being 5 miles north of the M6 junction 3 and having good links to the M69/M1 and M42 motorways. Rail services to London Euston are available from 58 minutes. Major facilities include Ropewalk Shopping Centre and the Abbeygate Shopping Centre.

DESCRIPTION

The property comprises a modern ground floor commercial unit in a parade of three shops on the fringe of the popular Abbey Green in Nuneaton.

The accommodation briefly comprises: Ground Floor: retail sales, store, kitchen and WC. Basement: Storage. The property benefits from an excellent specification to include laminate flooring, LED lighting and an electric roller security shutter to the front.

Externally, to the front there is a block paved splay and on street car parking. To the rear, there is a large customer/staff car park.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Retail	335	31.12
Ground	Store	47	4.37
Ground	Kitchen	38	3.53
Basement	Store	523	48.59
NIA Total		420 Sq Ft	39.02 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Nuneaton & Bedworth Borough Council is:

Rateable Value: £8,800

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent on a new effective full repairing and insuring (by way of service charge) lease, for a term to be agreed, at a commencing rental of £9,600 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC - D(94)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

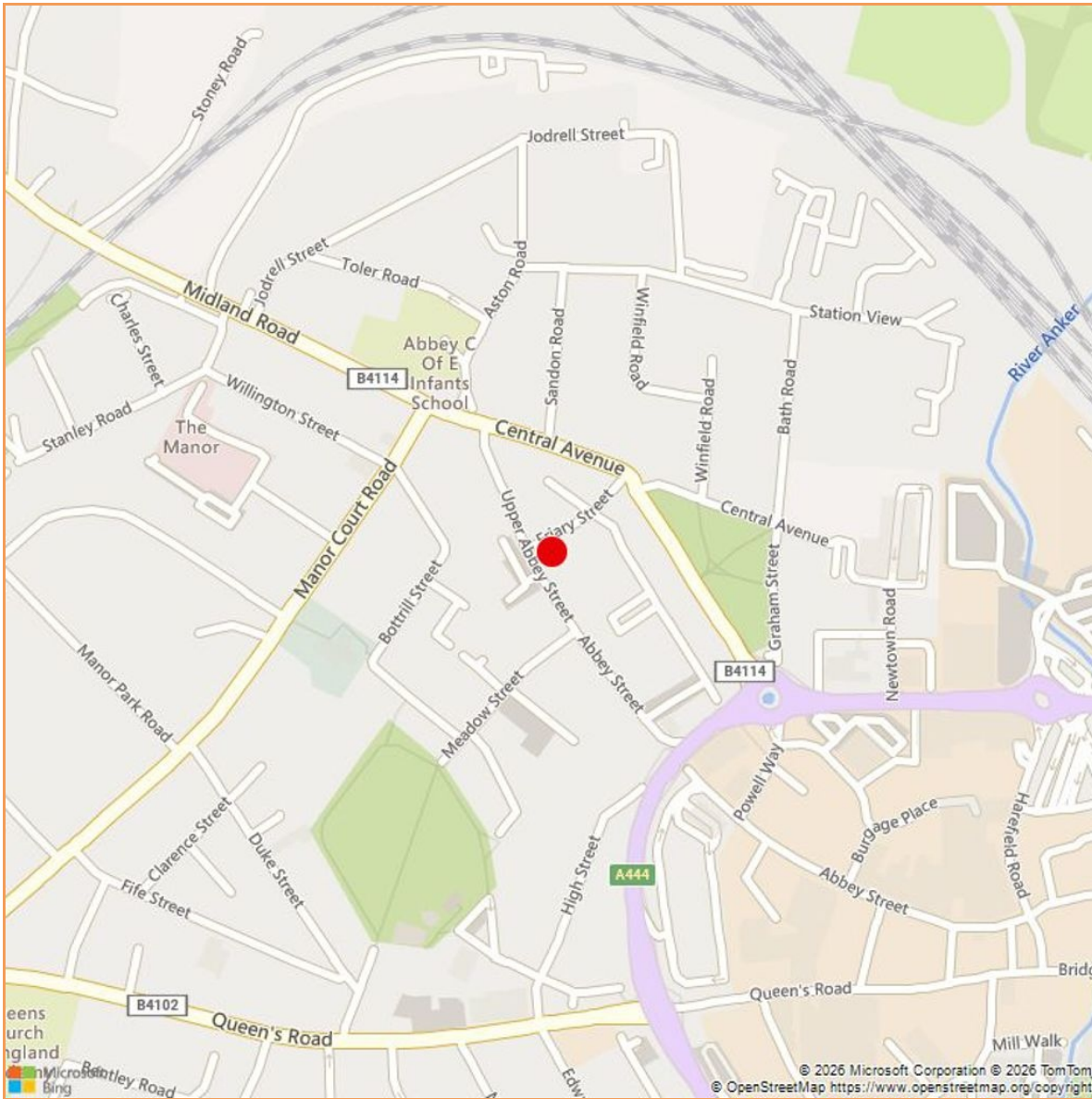
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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