



**FOR SALE**  
**LEASEHOLD INVESTMENT**  
**OPPORTUNITY**

2 Harefield Road,  
Nuneaton, CV11 4HD

Located in the prominent Abbeygate  
shopping centre in Nuneaton



Two car parking spaces



Passing rent £17,000 pax



Lease expires in 2030 with no breaks



NIA - 1,591 sq ft (147.8 sq m)



## LOCATION

The property is located within the Abbeygate shopping centre in the heart of Nuneaton town centre, with a prominent frontage onto Harefield Road. Harefield Road links Nuneaton's main bus station with the pedestrianised centre of Nuneaton, centered around Market Place and Queens Road.

Nuneaton is the largest town in Warwickshire, population circa 91,334 (2020 estimate), and 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 Nuneaton via the West Coast mainline with a shortest journey time of approximately 58 minutes. Major facilities include the Abbeygate Shopping Centre and Ropewalk Shopping Centre.

## DESCRIPTION

**LEASEHOLD INVESTMENT OPPORTUNITY - BUSINESS UNAFFECTED.** The subject property comprises prominent retail premises located within the Abbeygate shopping centre in Nuneaton town centre. Adjacent occupiers include Savers, Scope, TUI, Subway & Greggs

The property benefits from a prominent frontage to Harefield Road with roller security shutters. To the ground floor, there is a retail sales area, rear sales area and ancillary stores. To the first floor, there is a further office/store and WC facilities.

We are advised that there are two car parking spaces included with the property.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	988	91.79
Ground	Rear Sales	107	9.94
Ground	Store	13	1.21
Ground	Store	23	2.14
First	Office/Stores	459	42.64
<b>NIA Total</b>		<b>1,591 Sq Ft</b>	<b>147.8 Sq M</b>

## SERVICES

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

## BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Nuneaton & Bedworth Borough Council were:

Rateable Value: £10,500 from 1 April 2026

THIS IS NOT THE AMOUNT PAYABLE.

## TENURE

The long leasehold interest in the subject property is available, subject to the lease in effect, at an asking price of £140,000, which reflects an attractive net initial yield of 12%.

The headlease is for a term of 99 years from 5 November 1967 (approx. 40 years unexpired) at a ground rent of £1 per annum.

The occupational lease is for a period of 5 years from 27 August 2025 at a passing rent of £17,000 per annum exclusive to Dollface Studio Ltd with a personal guarantee from the Director. There is an upwards only rent review at the end of year 3 and the lease is full repairing and insuring.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(97)

## 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.

## 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

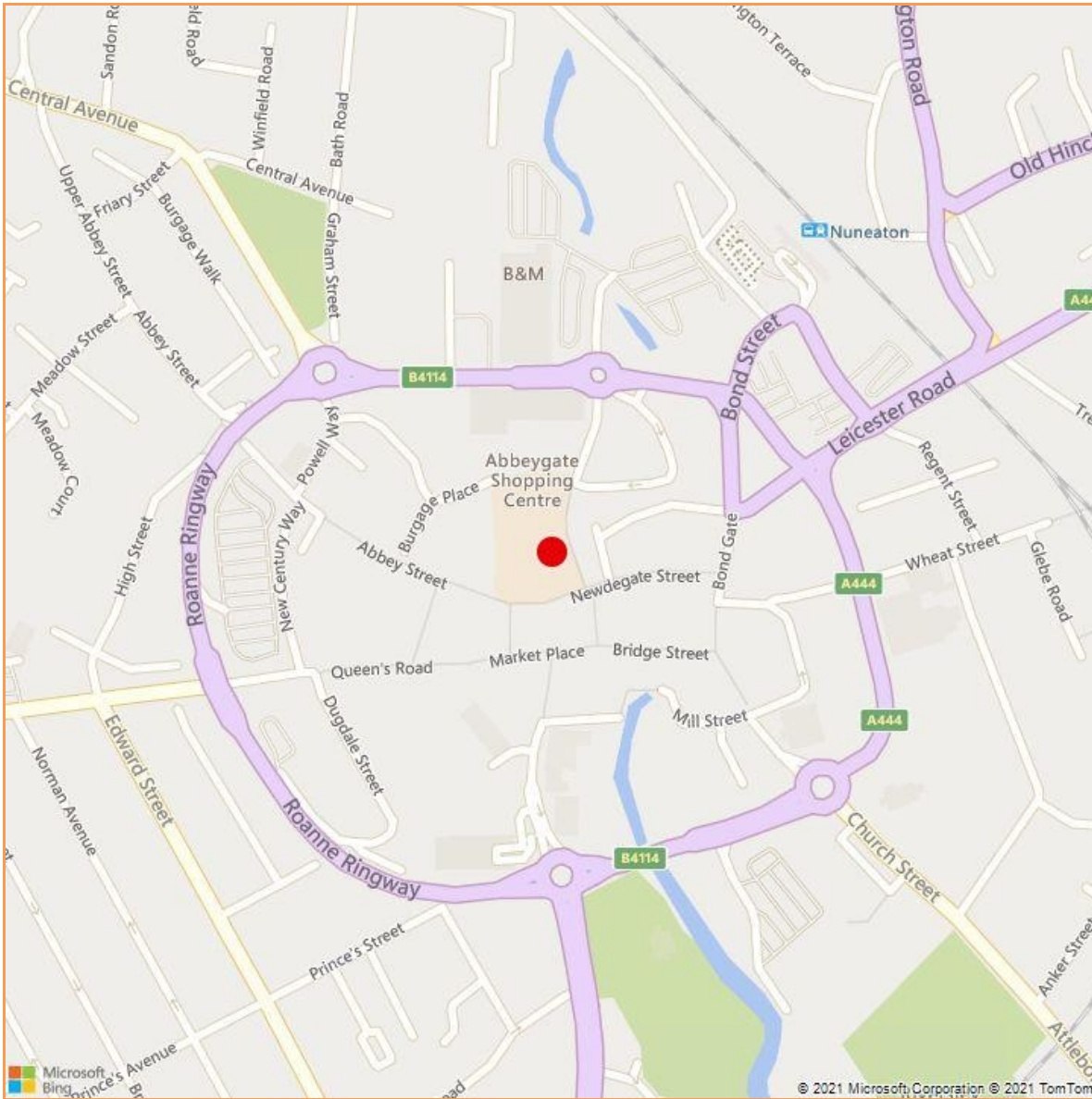
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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.





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