

9 Weddington Road | Nuneaton | CV10 0AD

PRIME NUNEATON TRADE COUNTER & SHOWROOM OPPORTUNITY



TO LET

435.65m² (4,689ft²)



- Prominent roadside position on busy Weddington Road
- Extensive open-plan retail/ showroom accommodation extending to 4,689ft²
- First floor offices and ancillary storage accommodation
- Secure gated side access with rear yard/storage area
- On-site customer parking to the front of the property
- Suitable for retail, trade counter, showroom and alternative commercial uses (STP)



Description

The property comprises a prominently positioned two storey commercial premises providing a substantial ground floor retail/showroom area with ancillary office, staff and storage accommodation. The ground floor is predominantly open plan and benefits from a glazed customer entrance, suspended ceilings incorporating recessed lighting, kitchen and WC facilities together with extensive display and sales space.

The first floor provides a range of private offices, storage rooms and ancillary accommodation. Externally, the property benefits from a secure gated side access leading to a useful rear yard and storage area, together with customer parking to the front elevation. The property is suitable for a variety of retail, trade counter, showroom and alternative commercial uses, subject to any necessary planning consents.



Location

The property occupies a prominent position fronting Weddington Road, one of Nuneaton's principal arterial routes connecting the town centre with the established residential suburbs of Weddington and St Nicolas Park.

Nuneaton town centre lies approximately 1 mile to the south, whilst the A444 provides direct access to the M6, M69 and wider Midlands motorway network. The surrounding area comprises a mixture of established commercial occupiers, trade counter operators, retail businesses and residential housing, providing strong local footfall and excellent accessibility for both customers and staff.

Floor Areas

Description	M ²	Ft ²
Ground Floor/Showroom	336.00	3,617
First Floor Offices & Storage	99.64	1,072
Total:	435.65	4,689

(This information is given for guidance purposes only)

Business Rates

Business Rates information is available from the Local Authority, Nuneaton and Bedworth Borough Council.

EPC

The property has an EPC Rating of C-61.



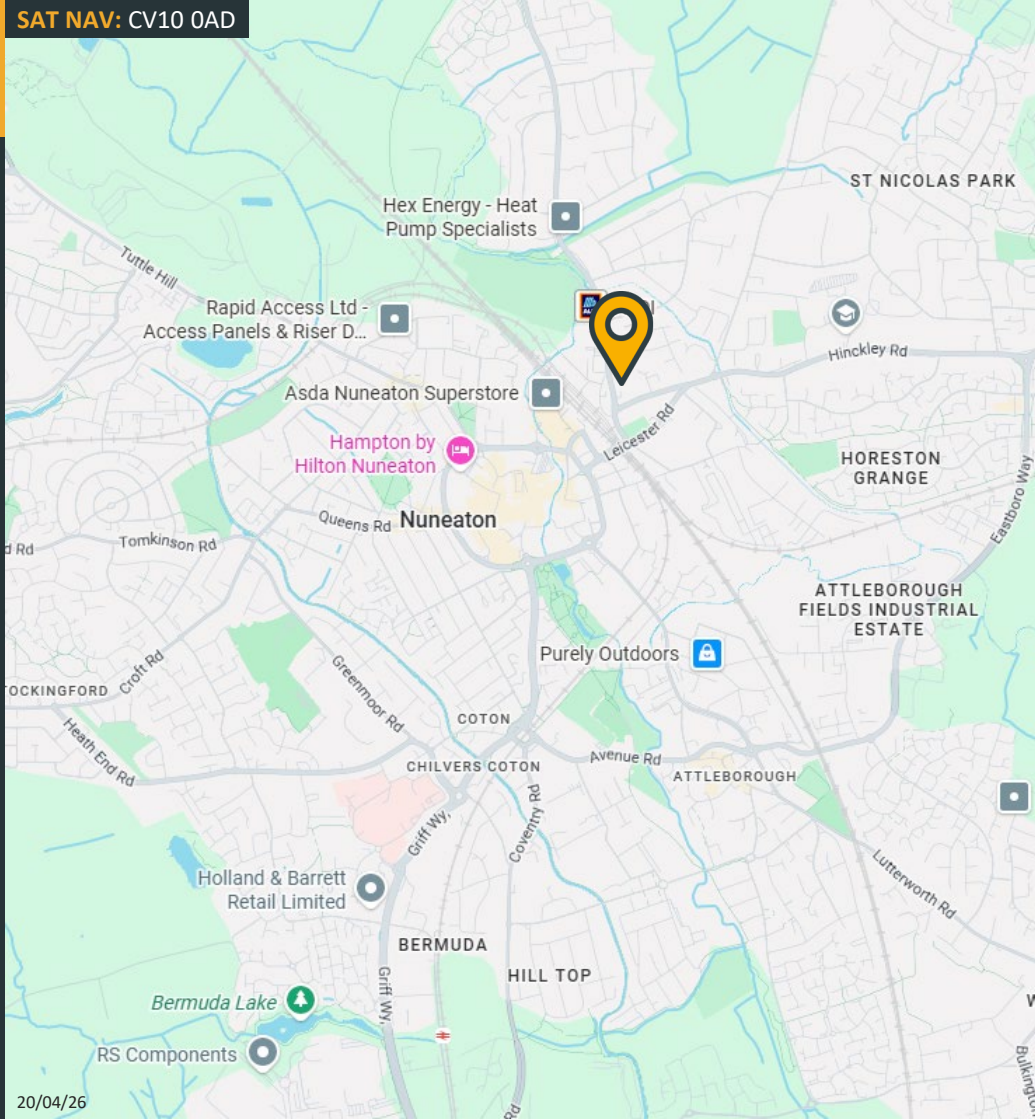


Wickes

Hews Gray

Midlands Golf

The Property



Rent

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

£45,000 per annum
(Forty five thousand pounds)

VAT

VAT is applicable to the rent due at the standard rate.

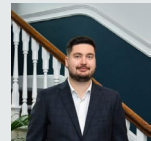
Further Information

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

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