



Class E Planning - Ideal For  
Retail/ Restaurant/ Coffee

## 7 Market Place, Nuneaton. CV11 4EB

Prominent Grade 2 Listed Corner  
Building.

### Location

The property is prominently located on Market Place in the heart of the town centre.

It's prime location is close to retailers including strong footfall drivers - Boots, Poundland, Superdrug, Caffe Nero, F Hinds Jewellers and Specsavers.



Click for  
Streetview

### Description

- A beautiful and extremely prominent corner building.
- Extensive frontages, presence and glazing.
- Good glazing and natural internal light.
- High floor to ceiling heights.

The premises provide the following approximate dimensions and areas.

Description	Imperial	Metric
Gross Frontage	33'10	10.3 m
Internal Width	36'3	11.05 m
Built Depth	91'4	27.83 m
Ground Floor	2,784 sqft	258.7 sqm
*First Floor	1,203 sqft	111.8 sqm
Basement	444 sqft	41.3 sqm

\*If not required by the Tenant, the owner may retain the first floor.

#### Lease

Available by way of a new lease for a term of 10 years.

#### Rent

£47,500pax  
Without first floor - £45,000pax

#### Rates

The VOA advise that the rates are:

Rateable Value            £54,500  
Rates payable at .512    £27,904

**Please note that rates payable are temporarily zero as a result of Covid-19.**

#### Legal Costs

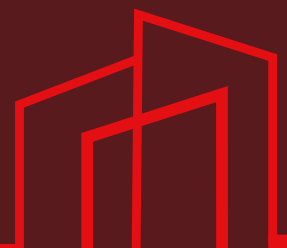
Each party are to bear their own associated legal costs.

#### EPC

Being prepared.

#### Contact

Ryan Kennedy





Additional Images

**7 Market Street,  
Nuneaton CV11 4EB**

Prominent Grade 2 Listed Corner  
Building

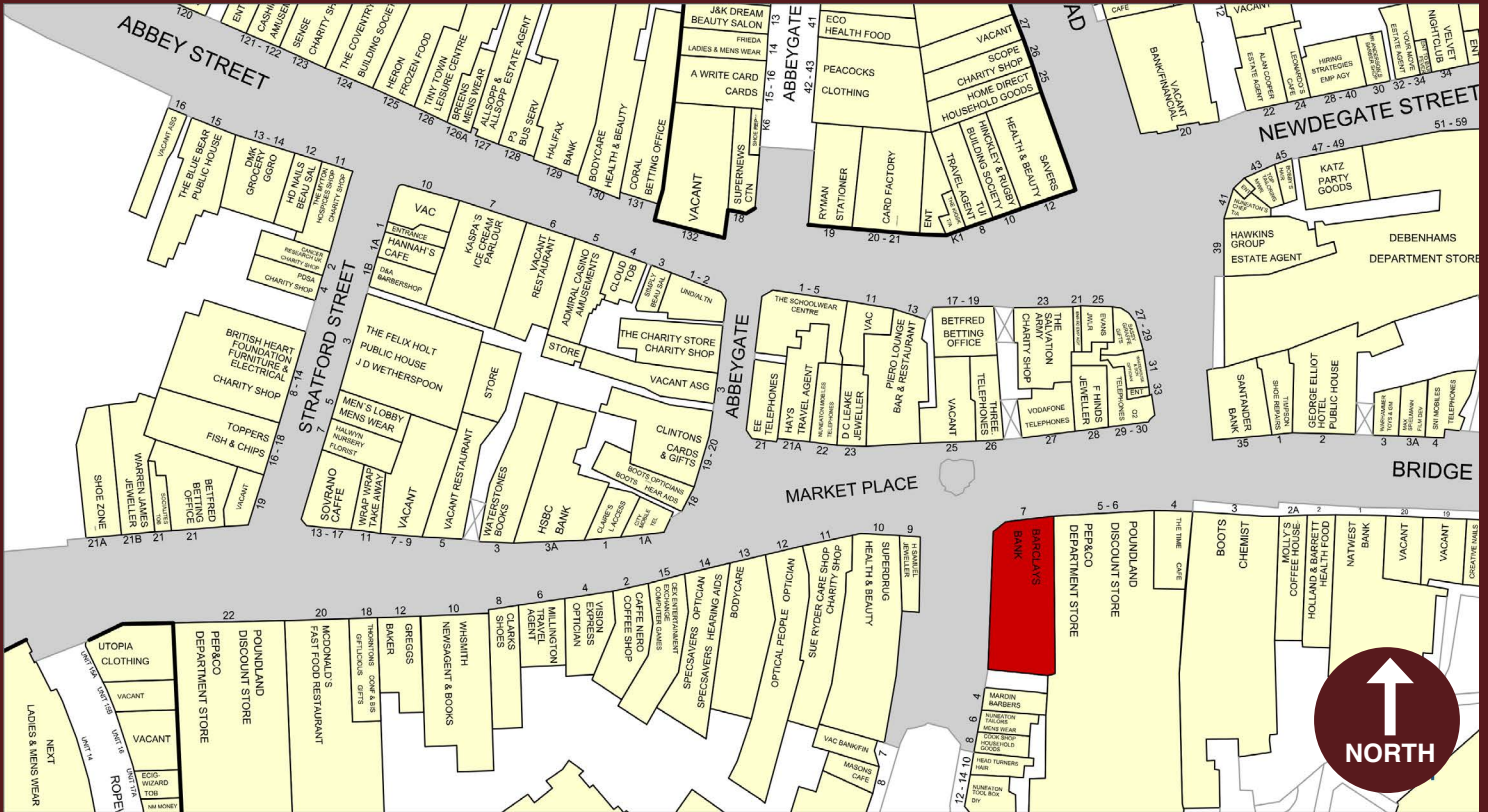
### Ground Floor

Extensive glazing and natural light to first floor.



### First Floor

Good glazing, natural light and  
high floor to ceiling heights.



50 metres

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