

FOR SALE/TO LET

Abbey Gate

Nuneaton, CV11 4EH

Purchase Price: Offers Around £275,000

Rent PA: £22,000

Area: 2,191 sqft (204 sqm)

- Three Storey Town Centre Building
- Ground Floor Lock-Up Shop Unit
- With Self-Contained Offices Above
- Pedestrianised Heart Of Nuneaton
- Close to Abbeygate Shopping Centre



LOCATION:

The premises are situated in the commercial pedestrianised heart of Nuneaton, which is the largest town in the borough of Nuneaton and Bedworth with a population of 71,000 (Census 2001) and a catchment extending to around 120,000. The property is situated amongst a number of predominantly national concerns and close to the Abbeygate Shopping Centre entrance. The premises are also well located for all other town centre amenities (including bus and railway stations) and public car parking facilities.

DESCRIPTION:

The premises comprise a three storey town centre building forming part of a parade and comprising a ground floor shop unit with self-contained offices (with their own ground floor entrance) arranged on first and second floors. The shop has until recently traded as Cashino Gaming (understood to be a sui generis use ie other activities are likely to require planning permission for change of use) and the offices were previously occupied by a recruitment company. Both are considered suitable for a variety of other uses, subject to obtaining any necessary consents. Prospective occupiers should rely on their own enquiries with the Planning Authority as to whether planning permission is necessary for their proposed use. Note: the current owners will not entertain a sale for use as a gaming centre and would seek to include a covenant in any contract prohibiting the future use of the building for these purposes.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Shop	1,013	94
Offices	1,178	109
TOTAL	2,191	204

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting/sale.

SERVICES:

Mains electricity, water and drainage are understood to be installed to the property, subject to connection charges by the utility companies. No tests have been applied.

TERMS:

The whole property is available freehold and with vacant possession at offers around £275,000.

A letting of the whole will also be considered on the basis of a new tenant's full repairing and insuring lease for a term by agreement, but a ten year lease, subject to an upward only rent review at the end of the fifth year is suggested. The commencing rental will be £22,000 pa exclusive. The owners may consider a letting of the shop and offices separately.

LEGAL COSTS:

Each party to pay their own legal costs in respect of a sale. The Incoming tenant is to pay all reasonable legal costs in respect of a letting, including Stamp Duty and VAT, if applicable.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT, if applicable.

RATEABLE VALUE:

Shop - Rateable Value (2017 list) £21,250. Offices - Rateable Value (2017 list) £9,000. Please note that this is not the Rates Payable and prospective occupiers are advised to make their own enquiries with the Local Authority in this respect.

EPC RATING: TBC

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **commercial@loveitts.co.uk**