

TO LET

Queens Road Nuneaton, CV11 5JT

Rent PA: £50,000

Area: 5,234 sqft (486 sqm)

- Substantial Retail Unit On Two Floors
- Prominent Town Centre Location
- High Profile Pedestrianised Position
- Adjacent To Abbey Street Public Car Park
- Close To The Rope Walk Shopping Centre



LOCATION:

The premises are located in the commercial pedestrianised heart of Nuneaton, which is the largest town in the borough of Nuneaton and Bedworth with a borough population of 125,252 (2017 Census). The property is situated amongst a number of predominantly national concerns (WH Smith, Waterstones, Bonmarche, Thorntons, McDonald's, Betfred, HSBC, etc) and close to the entrance of The Ropewalk Shopping Centre with around 205,000sq ft of retail space and a dedicated multi-storey car park with 525 spaces (with tenants including Next, HMV, Pure Gym, etc). The premises are also well located for all other town centre amenities (including bus and railway stations) and public car parking facilities. Nuneaton is approximately 9 miles north of Coventry and 20 miles east of Birmingham.

DESCRIPTION:

The property comprises a substantial two storey town centre building situated in a prominent location adjacent to Abbey Street pay-and-display public car park and occupying a high profile position at the head of the Queens Road pedestrianised area. The unit offers a largely open plan retail space on the ground floor with a further sales area at first floor level, together with ancillary office, storage and staff facilities. The premises are understood to have an existing use for Class A1 (shops) purposes but are considered suitable for a variety of other uses (e.g. A3, A4, D2, etc) subject to obtaining any necessary consents.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
GF Sales Area	2,703	251
FF Sales Area	824	77
FF Ancillary Accommodation	1,707	159
TOTAL	5,234	486

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.

SERVICES:

All main services are understood to be available, subject to connection charges by the utility companies. No tests have been applied.

TERMS:

The premises are available on a new tenant's full repairing and insuring lease for a term by agreement but a ten year lease is suggested, subject to an upward only rent review at the end of the fifth year of the term. The commencing rental will be £50,000 per annum exclusive.

LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

VAT:

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

RATEABLE VALUE:

We are informed by the Local Authority that the Rateable Value (2017 List) is £46,500. Please note that this is not the rates payable and prospective occupiers are advised to make their own enquiries with the Local Authority for verification of the Rateable Value and confirmation of the amount of rates payable.

EPC RATING: C

CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk