

TO LET

**Kingswood Road
Nuneaton, CV10 8QH**

Rent PA: £7,500

Area: 457.00 sqft (42.46 sqm)

- Modern Retail Shop Unit
- Currently a Hairdressing Salon
- Ready for Immediate Trade
- Alternatively Suitable Other Businesses
- Forming Part of Modern Parade



LOCATION:

The property forms part of a modern suburban parade of shops in the Grove Farm area of Nuneaton which is a thickly populated residential area on the western outskirts of the town and enjoys frontage to a reasonably busy thoroughfare.

The existing parade incorporates a Ladbrokes bookmakers as a double unit, a fish and chip shop/a pizza outlet and a beauty salon.

DESCRIPTION:

The property comprises a modern retail unit which has been occupied for many years as a hairdressing salon being fitted out as such with the existing tenants business and fittings now available to be purchased by any new tenant looking to carry out a similar business.

Alternatively the premises are thought to offer potential for a variety of other business uses subject to Landlord's consent.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Salon	412.00	38.28
Tea Station Lobby	45.00	4.18
Disabed W.C.		
TOTAL	457.00	42.46

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

The existing tenant's fixtures and fittings are potentially available to be purchased from the current tenant by separate negotiation.

SERVICES:

Mains water, drainage and electricity are understood to be connected to the premises. No tests have been applied.

TERMS:

The property is available on the basis of a new effectively full repairing and insuring lease by way of service charge with a minimum three year commitment sought from an ingoing tenant.

The commencing rental will be £7,500 per annum, plus VAT.

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. At the time of the preparation of these details the Lessor had elected to charge VAT on the rent payable.

RATEABLE VALUE:

The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

EPC RATING: C

CONTACT:

To arrange a viewing:

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