

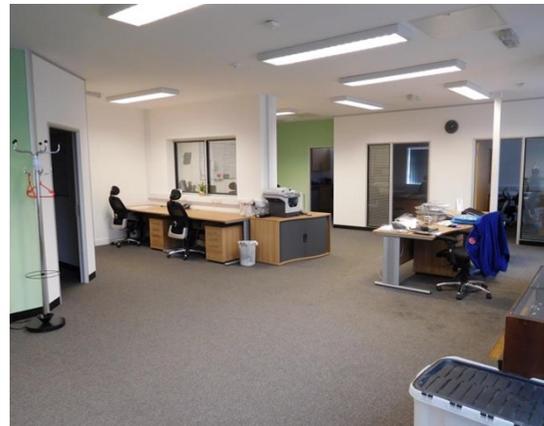
TO LET

Weddington Road Nuneaton, CV10 0HE

Rent PA: £25,000

Area: 3,240.00 sqft (301.01 sqm)

- Prominent Commercial Premises
- Previously a Convenience Store
- Currently Offices With Warehouse
- Attractively Refurbished Space
- Forecourt Parking and Useful Rear Yard



LOCATION:

The subject property is located in the highly favoured, predominately residential area of Weddington fronting directly onto the busy A444 Weddington Road, being situated approximately half a mile from Nuneaton town centre and within close proximity of the railway station. The location is particularly conveniently situated for access northwards to the A5 Trunk Road (providing direct connections to the M42 and M69 Motorways) and also via the A444 for access south to the M6 motorway at Junction 3 which is approximately six miles distant.

DESCRIPTION:

The property comprises an extensive former retail store which has been attractively modernised and refurbished to provide high quality office accommodation together with ancillary storage considered suitable for a variety of business uses. Specifically the property is thought to offer the potential for conversion back to retail or possibly, say, for nursery use or similar (subject to Local Authority consent) in addition to the existing use. The property also benefits from a useful forecourt parking area with additional potential parking/external storage yard area and outhouse at the rear. Limited parking will be reserved for the flat within the forecourt parking area. Otherwise the property, which forms part of a two storey building which includes a separately lettable first floor flat, benefits from gas-fired central heating and double glazing and also has an intruder alarm installed.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Offices	1,238.00	115.01
Warehouse Area	2,002.00	185.99
TOTAL	3,240.00	301.01

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 the letting.

SERVICES:

All mains water, drainage, gas and electricity are connected to the premises and a gas fired central heating system is installed. No tests have been applied.

TERMS:

The property is available on lease for a term of years to be agreed but a six year term has been suggested with a three yearly rent review. The premises are to be let on an internal repairing and insuring lease with the tenants retaining responsibility for the maintenance of their windows and doors and also having responsibility for contributing a fair and reasonable proportion towards the cost of maintaining the forecourt parking area, side driveway access and rear yard parking area as demised. The commencing rental is £25,000 per annum (plus VAT).

LEGAL COSTS:

The ingoing tenant will be responsible for the Landlord's legal costs incurred in this case, including the Stamp Duty payable on the counterpart lease and VAT.

VAT:

At the time of the preparation of these details (September 2019) the Landlord had elected to charge VAT on the rent.

RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is £12,000. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification and also in terms of any potential business rates relief entitlement which may apply (as existing).

EPC RATING: D

CONTACT:

To arrange a viewing:

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