

TO LET

Dugdale Street Nuneaton, CV11 5QD

Rent PA: Each Unit - £7,500

Area: 1,046.00 sqft (97.18 sqm)

- Newly Refurbished Retail Units
- Suitable Various Uses
- Available Individually or Together
- Town Centre Location
- Immediately Available



LOCATION:

The subject properties front Dugdale Street which is predominantly a professional district of Nuneaton being situated just off pedestrianised Queens Road which is the town's principle shopping street and close to the rear entrance into the Rope Walk Shopping Centre.

There are a number of Pay and Display public car parks close by.

DESCRIPTION:

The available units comprise three adjoining newly refurbished shops available individually or in multiples thereof and otherwise considered suitable for office use or as a café and also potentially as a clinic, day centre or as a mini gym (as now permitted under the revised Use Classes Order).

The units have the benefit of electric security screens to front and are immediately available.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
11	342.00	31.77
13	342.00	31.77
15	362.00	33.63
TOTAL	1,046.00	97.18

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:

Mains water, drainage and electricity are understood to be connected subject to the usual reconnection charges by the utility companies. No tests have been applied.

TERMS:

The units are available individually or in multiples thereof on effectively full repairing and insuring terms for a term to be agreed but subject to a minimum 3 year lease commitment.

The commencing rental will be £7,500 per annum for each unit.

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:

The properties are to be re-assessed for rating purposes.

EPC RATING: TBC

CONTACT:

To arrange a viewing:

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