

TO LET

Hickman Road, Galley Common Nuneaton, CV10 9NQ

Rent PA: £8,500

Area: 646.00 sqft (60.02 sqm)

- Single Storey Hairdressing Salon
- Attractively Appointed Accommodation
- Suitable Various Businesses
- Useful Forecourt Parking
- Neighbourhood Shopping Parade



LOCATION:

The premises form part of a modern shopping parade occupying a prominent position fronting Hickman Road in the popular Nuneaton village of Galley Common.

Neighbouring occupiers include a Londis convenient store and Post Office, pharmacy, coffee shop etc. The Galley Common Medical Centre is also in the vicinity with Haunchwood Park Industrial Estate about 0.5 miles distant (off Tunnel Road).

There is a bus stop nearby and on-street parking available.

DESCRIPTION:

This is an attractively appointed hairdressing and beauty salon comprising main salon area (with three mirror backed work stations, one with basin and two drop back basins), beauty room, kitchen and WC. The unit has double glazed windows to front, electric radiators, a suspended ceiling with inset lighting along with a newly tiled floor and is otherwise considered suitable for a variety of business uses (but not as a convenience store).

The property which forms part of a parade of shops which serve the village (and neighbouring villages as well as customers passing through) also has the benefit of useful communal car parking area to front.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Floor Area	646.00	60.02
TOTAL	646.00	60.02

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

Items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from the letting

SERVICES:

Mains electricity, water and drainage are understood to be installed to the premises, 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 by way of service charge for a term by agreement but a six year lease (subject to an upward only rent review at the end of the third year) is suggested.

The premises are available at a commencing rental at £8,500 per annum (plus VAT).

LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction, including Stamp Duty and VAT, if applicable.

VAT:

All prices and rents mentioned in these details any any subsequent correspondence are exclusive of VAT if applicable. At the time of the preparation ofm these particulars the Landlord had elected to charge VAT on the rent.

RATEABLE VALUE:

The property is included in the 2017 Rating List as having a Rateable Value of £8,200. This is not the amount payable.

EPC RATING: E

CONTACT:

To arrange a viewing:

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