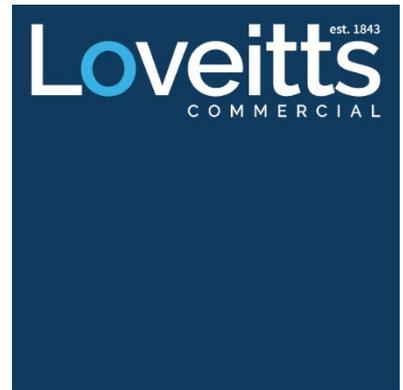


# OPENING DOORS SINCE 1843



**Area**  
From 378 sqft - 825 sqft



**Rent**  
From £7,800 per annum



**Planning**  
Flexible E Use Class  
Designation



**Availability**  
Individually or as a whole



**Location**  
Established Suburban  
Parade

# TO LET

2 & 3 Kingswood Local Centre, Nuneaton CV10 8QH

## Location:

The available premises forms part of a modern shopping parade which also incorporates a fish & chip shop, pizza takeaway, barber and tanning salon. This is a well populated residential area on the western outskirts of Nuneaton.

There is a service yard, parking area for tenants at the rear of the parade and a customer car park alongside.

## Description:

The premises to let comprises two currently interconnecting flexible E use class business units also available individually or as a whole with 2 sets of wc's incorporated and with a kitchenette incorporated within unit 2.

The units also have the benefit of air conditioning with security shutter screening to the respective shop fronts. ( The original entrance door into unit 3 will need to be reinstated along with the original party wall between the units if the premises are subsequently let separately).

## Floor Area:

	AREA SQFT	AREA SQM
Unit 2	378.00	35.12
Unit 3	447.00	41.53
<b>TOTAL</b>	<b>825.00</b>	<b>76.65</b>

## Services:

All mains services less gas are understood to be connected together with gas fired central heating

No tests have been applied.

## Rateable Value:

Rates payable £10,250.00 but to be assessed if let separately The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

## Terms:

The individual units (or the two units together) are available to be let on a lease on effectively full repairing and insuring terms by way of service charge. A minimum 3 year lease commitment is being sought. The rents will be;

Unit 2 £ 7,800 per annum

Unit 3 £ 8,900 per annum

Units 2 & 3 £16,000 per annum

## VAT:

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

## Legal Costs:

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

## Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

