
OPENING DOORS SINCE 1843

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



Location
Prominent town centre location



Frontage
Wide glazed frontage



Offering
Open-plan retail/office space



Property
Accommodation across two upper floors



Alternative Use
Suitable for a variety of uses (STP)

TO LET

42 - 44 Queens Road, Nuneaton CV11 5JX

Location:

The property occupies a prominent position on Queens Road, one of Nuneaton's principal retail and commercial thoroughfares. The area benefits from a strong mix of national and independent retailers, cafés, banks and service providers, ensuring excellent footfall throughout the day.

Queens Road runs directly through the heart of Nuneaton town centre and connects with key pedestrian routes, giving convenient access to the Ropewalk Shopping Centre, Abbeygate Shopping Centre and nearby car parks. The location is well-served by public transport, with Nuneaton Bus Station and Nuneaton Railway Station both within a short walking distance, providing direct links to Coventry, Birmingham and London. The surrounding area continues to benefit from ongoing regeneration and investment, reinforcing Queens Road as a vibrant and well-established trading location, suitable for a wide range of occupiers.

Description:

The property comprises a substantial three-storey mid-terrace building with a prominent frontage onto Queens Road, one of Nuneaton's busiest retail and commercial locations.

The ground floor provides an open-plan retail/office area with excellent natural light through full height display windows, creating a highly visible and attractive trading environment. The layout is versatile, suitable for a variety of retail, professional or service based occupiers. The upper floors are arranged as office or ancillary accommodation, benefitting from good ceiling heights, neutral décor, and double glazed windows. These spaces provide flexible opportunities for additional office use or staff facilities.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	1,027.00	95.41
First Floor	997.00	92.62
Second Floor	976.00	90.67
TOTAL	3,000.00	278.71

Rateable Value:

Current rateable value (1 April 2023 to present): £18,500. The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms & Service Charge:

A Full Repairing and Insuring Lease is granted under a term of 5-10 years.

Services:

It is understood that electric, water and foul water drainage are connected to the property. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

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:

EPC:

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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