

OPENING DOORS SINCE 1843

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



Location  
Prime Position



Area  
2793 sq.ft. Over Three  
Floors



Use  
Flexible Class E Use



Price  
Offers Invited In The  
Region Of £175,000



Offering  
Established Business  
Available

FOR SALE

Thorntons, 18 Queens Road, Nuneaton CV11 5JW

### Location:

The property is located in a parade position within the established town centre in a prime position next to McDonalds and close to the Ropewalk Shopping Centre main entrance.

### Description:

The three storey property has retail use at ground level.

The first and second floors have been let to McDonalds until 2063 and they are only accessed through the McDonalds restaurant next door. There is front and rear pedestrian access.

The ground floor comprises fully fitted retail space with a timber shop front incorporating double entrance doors. The retail shop has air conditioning, suspended ceilings with LED lighting and downlighters and plank vinyl floor coverings.

There is a passageway leading from the retail area to a Staffroom/Office/Stockroom with a sink unit. There is a staff toilet with wash basin and w.c.

A fire exit door at the rear leads into a Service Yard.

The first floor comprises a large office and the second floor provides storage.

### Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	1,067.00	99.13
First Floor	1,067.00	99.13
Second Floor	659.00	61.22
TOTAL	2,793.00	259.48

### Services:

Mains electricity, water and drainage services are connected. No tests have been applied.

### Rateable Value:

The ground floor is included in the current Rating List with a Rateable Value of £15,750. These are not the rates payable and interested parties should make their own enquiries of the Local Authority. The upper floors form part of the McDonalds assessment.

### Terms:

Offers are invited in the region of £175,000 for the leasehold interest subject to the valuable sub-letting of part to McDonalds. The Thorntons business is available by negotiation, together with all fixtures and fittings and stock at valuation.

The property is leasehold for 150 years from 28th February 2007. The current ground rent payable is £3,000 per annum, with rent reviews every five years based on a formula. The upper floors are let to McDonalds at a current rent of £3,000 per annum, with a rent review in 2030. Further details available upon request.

### VAT:

VAT will be payable on the purchase price.

### Legal Costs:

Each party will be responsible for their own costs in connection with a sale.

### 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)

