

5, Abbey Green, Nuneaton, CV11 5DR

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

£10,000 Per Annum

- New Lease Available
- Area (GIA): 775 ft² (72.0 m²)
- Rateable Value: £5,600
- Rent: £10,000 p.a. excl.
- EPC: E(110)
- Use: Class E

Located in the vibrant Abbey Green neighbourhood shopping area, this property enjoys a prominent position just minutes from Nuneaton's Inner Ring Road and town centre. Surrounded by busy local amenities and benefiting from on-street parking, it offers strong visibility in a thriving commercial location.

Description
The property comprises a ground floor retail unit with ancillary accommodation extending across the ground, first, and second floors. It offers flexibility for a wide range of potential Class E commercial uses, including retail. On the ground floor, the accommodation includes a retail sales area with a uPVC shopfront, a rear store with a fitted sink, access to the rear yard, and a staircase leading to the first floor, as well as a separate WC. The first floor provides front and rear store rooms, both featuring uPVC double-glazed windows, along with a further staircase leading to the second floor. The second floor consists of an attic room fitted with a front-facing skylight.

Location
The property is situated in the heart of the busy Abbey Green neighbourhood shopping area on the north-western side of Nuneaton, less than a quarter of a mile from the Borough's Inner Ring Road and the town centre. The surrounding area is home to a mix of takeaway outlets, restaurants, retail shops, hairdressers, and other local businesses. The Central Avenue Service Station, with its Spa convenience store, is located almost diagonally opposite the property. Parking is available directly on the street frontage.

Accommodation
Area (GIA): 775 ft² (72.0 m²)

Tenure
The unit is available to let on a new tenant's full repairing and insuring lease for a term of years to be agreed at a commencing rental of £10,000 per annum.

Services
The unit is connected to mains services including electricity, water, and drainage. Prospective purchasers should make their own enquiries regarding the availability of gas, broadband, and three-phase power to ensure suitability for their operational needs.

Planning
Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

Viewing
To arrange a viewing please contact the Commercial Team on commercial@loveitts.co.uk or 024 7622 8111 (Option 2)

Energy Performance Certificate
EPC: E(110)

Business Rates
The current rateable value: is £5,600.

VAT
All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. VAT is not payable.

Legal Costs
Each party to pay their own legal fees.

Important Notes
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice

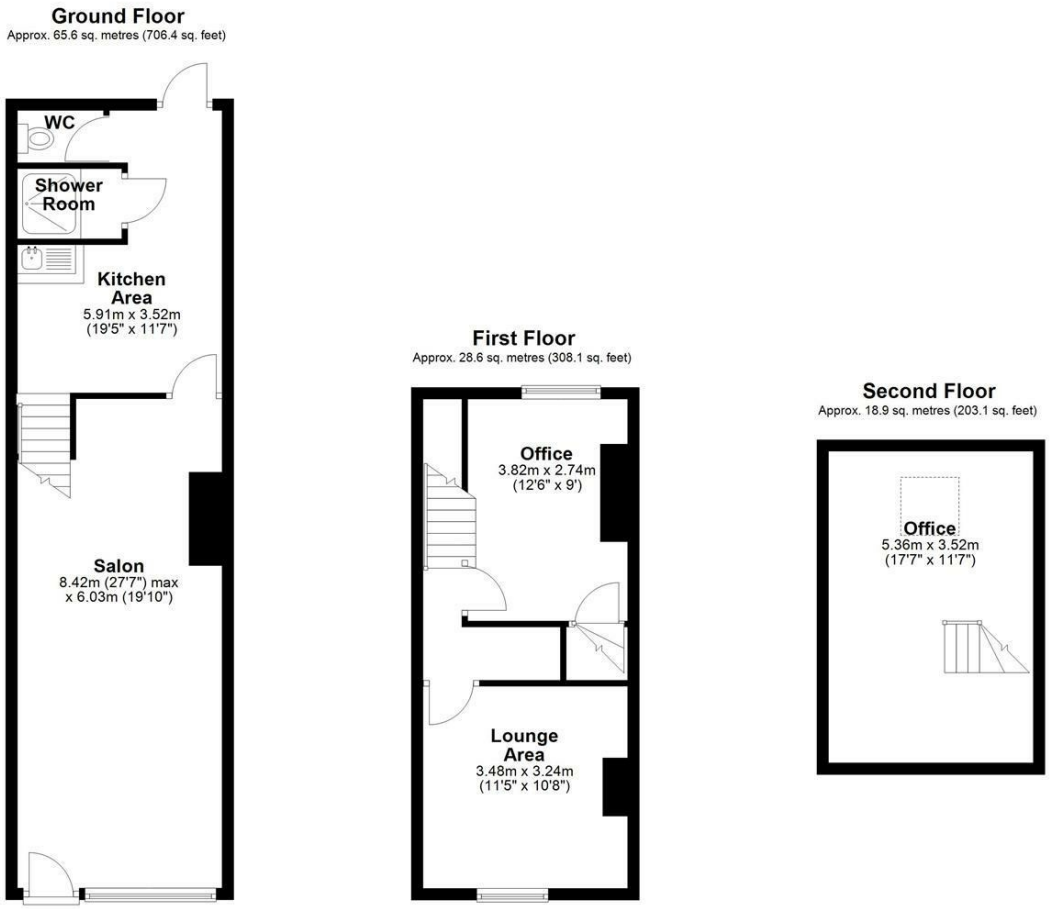








Plan



Total area: approx. 113.1 sq. metres (1217.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.