



Picton Jones & Co

0121 643 3232

TO LET / FOR SALE SHOP & PREMISES

9 HAREFIELD ROAD
NUNEATON, WARWICKSHIRE



SITUATION/LOCATION

Nuneaton is a prosperous and busy market town with a District population of approximately 120,000 and 250,000 shoppers within 20 minutes drive. The Town is some 18 miles east of Birmingham, 8 miles North of Coventry and 16 miles south west of Leicester and excellent road communications are available via Junction 3 of the M6 (5 miles) and Junction 1 of the M69 (3 Miles).

The Property is located within pedestrianised Harefield Road which is anchored by the Entrance to the Abbey Gate Shopping Centre and the Main Town Centre Bus Station.

Immediately adjoining and nearby retailers include Sports Direct, Argos, Gregg's, Savers, Etc, as per the pitch plan over.

DESCRIPTION/ACCOMMODATION

The property comprises ground floor sales with first and second floor stores/ancillary and benefits from rear servicing arrangements.

The retail accommodation is fully fitted out with a modern aluminum frame shop front, suspended ceiling, grid mate lighting, lined walls, etc – ready to trade.

Ground Floor:	Gross Frontage	23'3"
	Internal Width (Front)	22'0"
	Shop Depth	43'6"
First Floor:	Ground Floor Sales	914 sq ft
	Storage/staff	368 sq ft
Second Floor:	Male and female w c's	
	Ancillary	311 sq ft

TENURE:

The Premises are available by way of a New FR & I Lease for a term of years to be agreed subject to a five yearly upwards only rent review pattern and Rental Offers are invited in the region of £15,000 per annum exclusive.

Clients would be prepared to consider a Sale of the Freehold with Vacant Possession and Offers are Invited in the Region of £200,000.

PLANNING:

The Premises are within Class E of the New Use Classes Order and can be used as a Shop, Financial / Professional Services, Restaurant / Café, Offices, Clinic / Nursery and Gymnasium. Interested Parties should make their own Enquiries of the Planning Authority

RATEABLE VALUE:

We are verbally advised that the subject premises have a Rateable Value of £16,250.00 and rates payable for 2021/2022 of £8,108.75 although we recommend that interested parties should make their own enquiries.

The Government has recently extended the Business Rates Holiday and other Incentives and Interested Parties should contact the Local Authority for further information.

LEGAL COSTS:

The ingoing Tenants to be responsible for all legal costs associated with the transaction.

VIEWING:

STRICTLY BY APPOINTMENT with the Sole Retained Agents. Contact Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/05/2021).

SUBJECT TO CONTRACT



TALBOT HOUSE, 14, DIGBETH, BIRMINGHAM, B5 6BH. FAX: 0121 643 6216

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