

0121 503 2130

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ROBERTSON  BROWN

PROMINENT RETAIL UNIT TO LET



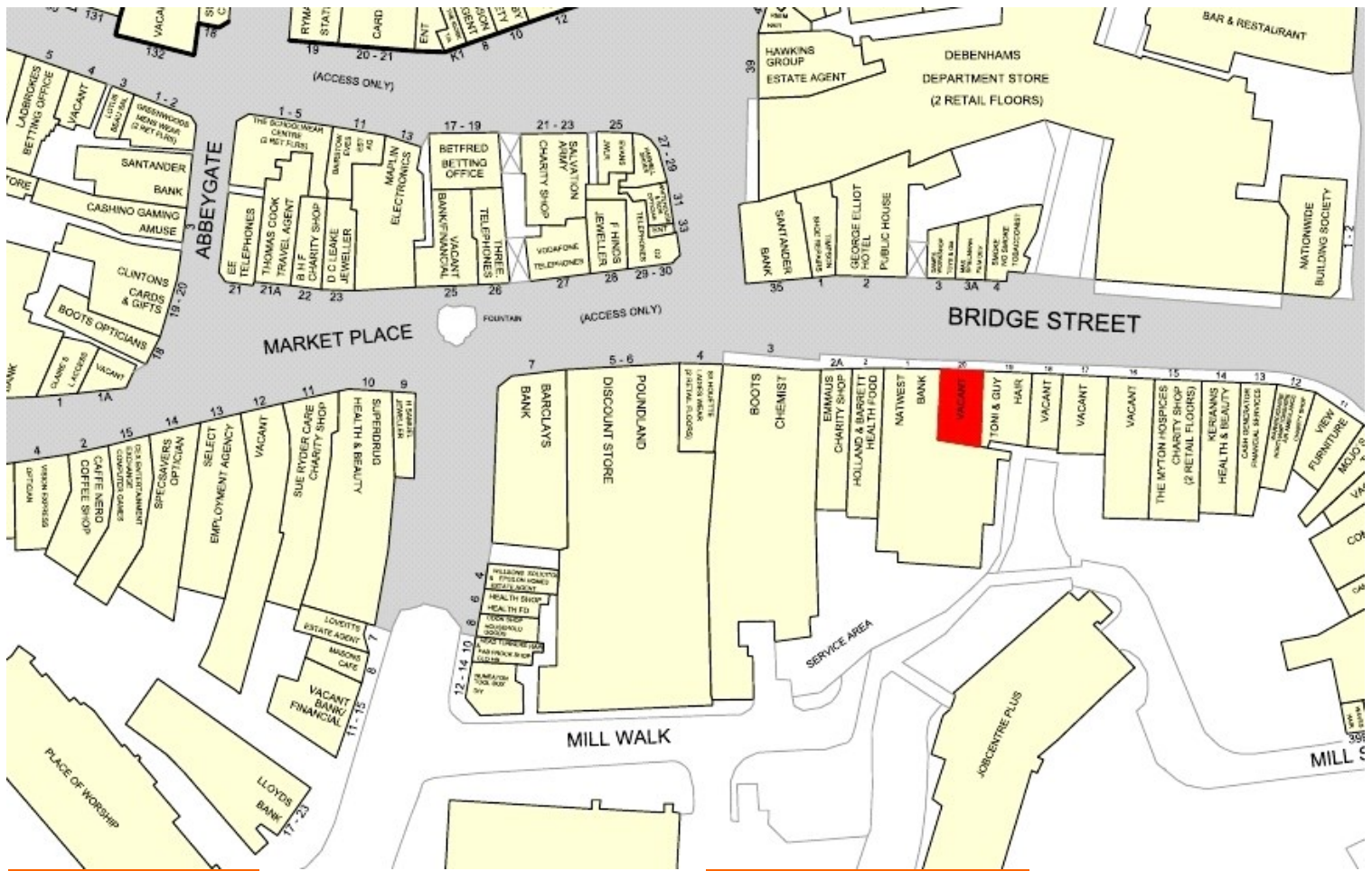
20 Bridge Street, Nuneaton, Warwickshire , CV11 4DX

FEATURES

- 1 In close proximity to Natwest and Toni & Guy
- 1 Quoting rental of £20,000 per annum
- 1 Good secondary trading location
- 1 Viewing by appointment only

CONTACT

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LOCATION

The property is situated within a prominent trading location in Nuneaton Town Centre, directly opposite Debenhams Department Store. Nearby occupier include TONI & GUY, HOLLAND & BARRETT, NATWEST BANK etc

TENURE

The property is available by way of a new full and repairing insuring lease at a quoting rental of £20,000 per annum exclusive of business rates & VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC available upon request.

ACCOMODATION

The property is arranged over ground, first & second floors and offers the following approximate dimensions and net internal floor areas:

GROSS FRONTAGE 7.06m (23 ft 2")

INTERNAL WIDTH 6.95m (22 ft 8")

SHOP DEPTH 12.38m (40 ft 6")

GROUND FLOOR SALES 78.1 sq m (840 sq ft)

FIRST FLOOR STORAGE 36 sq m (388 sq ft)

SECOND FLOOR 47.78 sq m (514 sq ft)

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £28,000

RATES PAYABLE £12,936

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.