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ROBERTSON  BROWN

SHOP TO LET



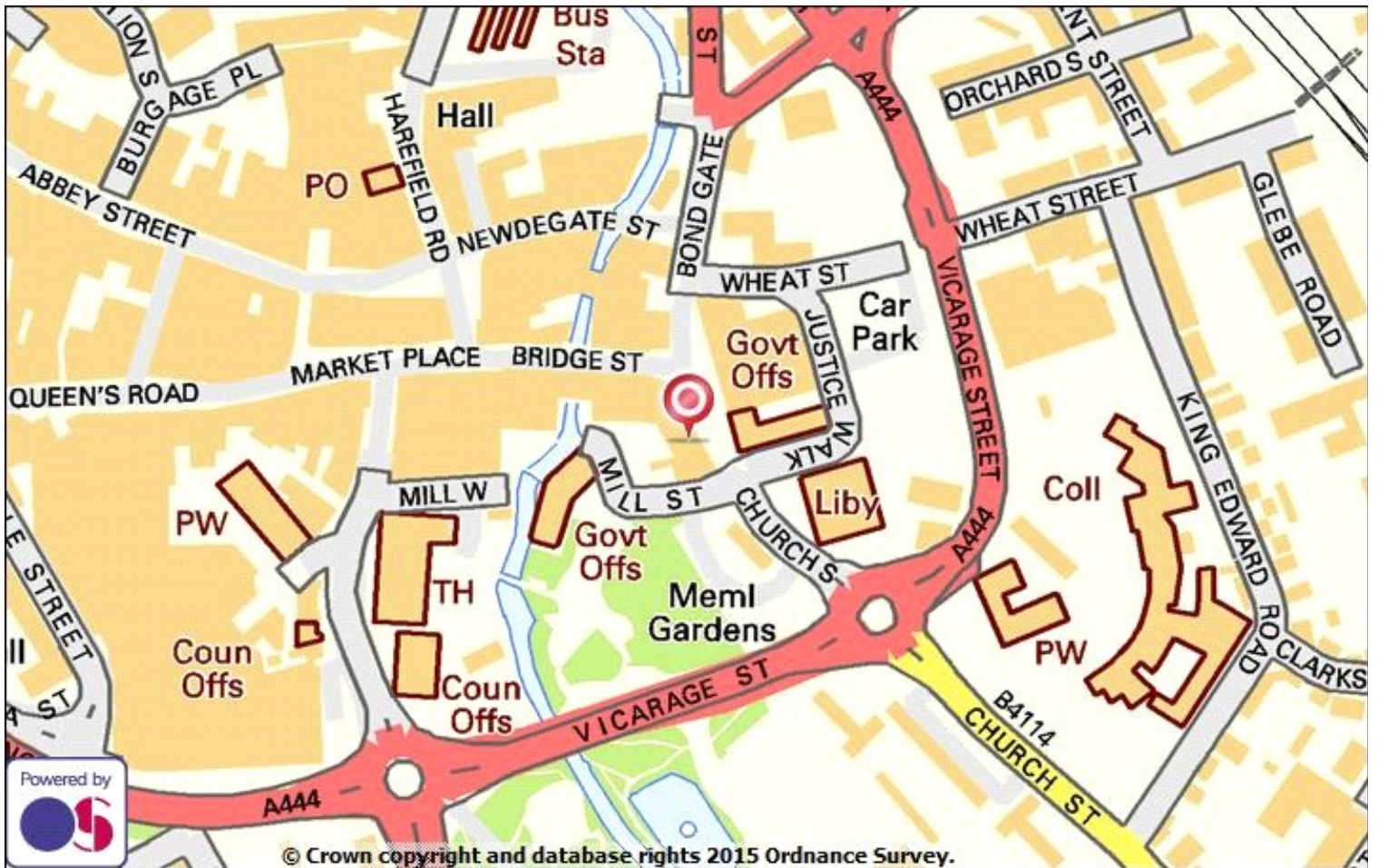
44/45, Church Street , Nuneaton, Warwickshire, CV11 4AD

FEATURES

- 1 SHOP TO LET
- 1 Quoting rental of £25,000 per annum
- 1 High Street Location
- 1 Viewing by appointment only

CONTACT

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LOCATION

ACCOMODATION

The property is arranged over the Ground, First & Second floor and offers the following approximate internal dimensions and net floor areas.

GROSS FRONTAGE 11.01 m (36 ft 4")
 INTERNAL WIDTH 10.44 m (34ft 2")
 SHOP DEPTH 16.91 m (55 ft 5")
 GROUND FLOOR SALES 157.10 sq m (1,690 sq ft)
 FIRST FLOOR STORAGE 58.03 sq m (624 sq ft)
 SECOND FLOOR 35.40 sq m (381 sq ft)

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £25,000 per annum.

LEGAL COSTS

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

EPC available upon request.

RATING INFORMATION

We recommend that interested parties make their own enquiries with the local rating authority.

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.