

0121 503 2130

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ROBERTSON  BROWN

SHOP TO LET



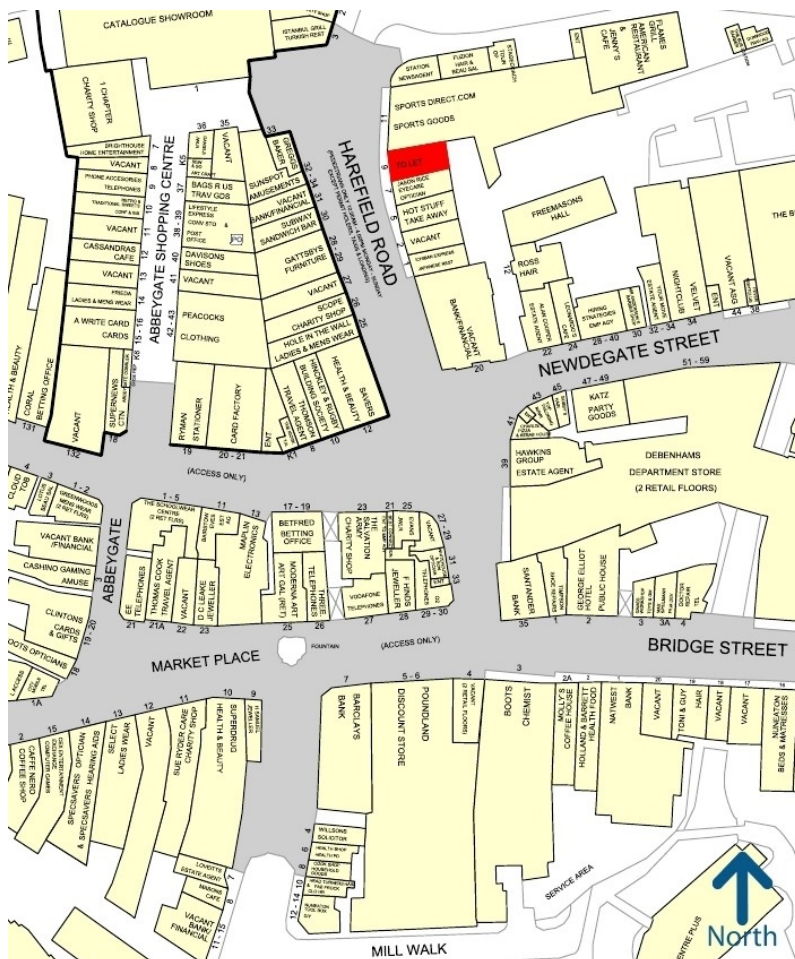
9 Harefield Road, Nuneaton, Warwickshire CV11 4HA

FEATURES

- Good sized shop to let
- Prominent Town Centre location
- Adjacent to Sports Direct
- Viewing by appointment only

CONTACT

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LOCATION

The subject unit is located in Nuneaton Town Centre and positioned on Harefield Road which is one of the main thoroughfares into the Town Centre. The premises is positioned adjacent to SPORTS DIRECT and opposite GREGGS and SUBWAY. Other retailers nearby include ARGOS, SAVERS and SCOPE etc.

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 £17,500 per annum, exclusive of business rates, service charge and VAT.

LEGAL COSTS

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

EPC available upon request.

ACCOMMODATION

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

GROSS FRONTAGE 6.59m (21ft 6")
 INTERNAL WIDTH 6.55m (21ft 5")
 SHOP DEPTH 13.19m (43ft 2")
 GROUND FLOOR SALES 77.60 sq m (835 sq ft)
 GROUND FLOOR STORAGE 31.59 sq m (340 sq ft)
 SECOND FLOOR 21.09 sq m (313 sq ft)

RATING INFORMATION

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

RATEABLE VALUE £16,250
 RATES PAYABLE £7,507

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.