

0121 503 2130

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ROBERTSON  BROWN

## SHOP TO LET



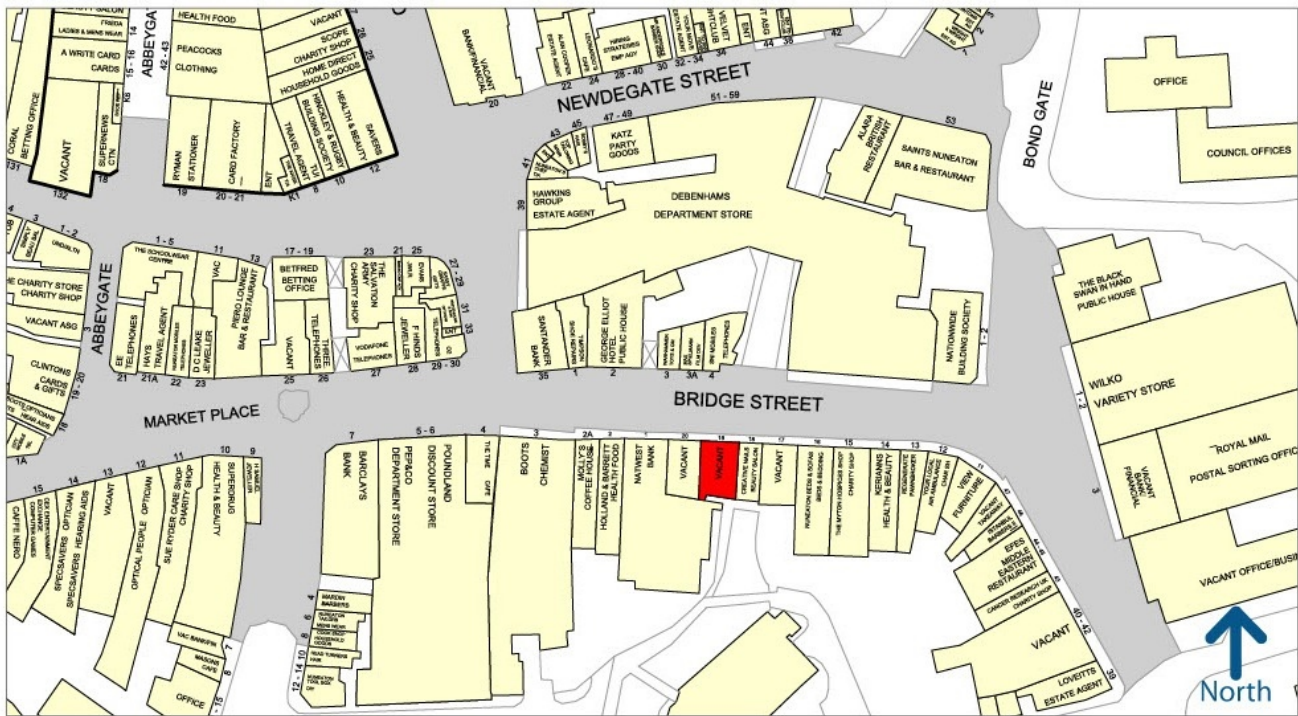
19 Bridge Street, Nuneaton, Warwickshire, CV11 4DX

### FEATURES

- Shop to let
- Quoting rent £15,000 per annum exclusive
- NATWEST, WILKINSONS & POUNDLAND nearby
- Viewing by appointment only

### CONTACT

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50 metres



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## LOCATION

The premises is situated in a prominent pedestrianised location in Nuneaton Town Centre. Multiple retailers nearby include NATWEST BANK, WILKINSONS, POUNDLAND and NATIONWIDE BUILDING SOCIETY 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 £15,000 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 floors and offers the following approximate dimensions and net internal floor areas:

INTERNAL WIDTH	7.21m (23ft 7")
SHOP DEPTH	10.33m (33ft 9")
GROUND FLOOR SALES	74.50 (801 sq ft)
FIRST FLOOR	42.09 sq m (453 sq ft)
SECOND FLOOR	26.12 sq m (281 sq ft)

## RATING INFORMATION

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

RATEABLE VALUE £18,750  
RATES PAYABLE £9,336