

Net Internal Area- 48.22 sq.m (519 sq.ft)

TO LET

**227 Coton Road
Nuneaton
WARWICKSHIRE
CV11 5TU**

Prominent Trading Position, Ground floor retail unit with car parking.



Location

Nuneaton is a well established commercial centre, located 20 miles east of Birmingham and 9 miles north of Coventry. The town benefits from its proximity to the M6 and M69 Motorways and regular rail services to London and the north.

The property occupies a prime location along the heavily trafficked Coton Road (A444) the main arterial road into Nuneaton Town Centre. The property is located within the Cocks Lloyd Solicitors building close to other well-known occupiers such as Cartwright Hands, Stuart's Plumbing and Heating and Primary Care Pharmacy.

Other office locations

121-123 New Union Street, Coventry CV1 2NT

Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035

Registered Office: 59 Coton Road, Nuneaton CV11 5TS

Regulated by RICS



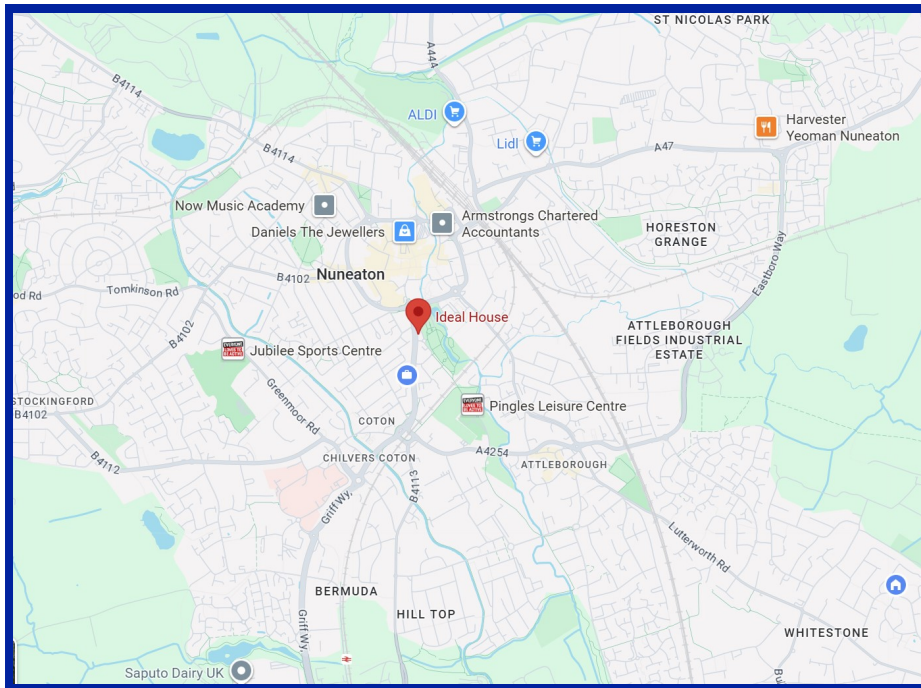
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227 Coton Road, Nuneaton



Description

The property is located on the ground floor of the Cocks Lloyd Solicitors offices. The property is of brick construction with a flat felted roof. The property benefits from suspended ceiling with inset lighting, tiled floor and an electric roller shutter door to the aluminium glazed frontage together with a car parking space in the car park to the rear of the property.

Accommodation

The property provides the following approximate dimensions and floor areas:

Average Internal width	4.39m.	(14ft. 4ins.)
Shop Depth	6.74 m.	(22ft. 10ins.)
Ground Floor Net Internal Floor Area	48.22 sq.m	(519 sq.ft)

Terms

The property is available on a new fully repairing and insuring lease by way of a service charge for a term of years to be agreed. The lease is to be drawn outside the provisions of the Landlord and Tenant Act 1954.

There is the possibility of two further dedicated car parking spaces in the car park to the rear on a 12 month licence for a rental to be agreed.

Rent

Rent on application. All enquires via the sole Letting Agents – Cartwright Hands

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Rateable Value

We are advised by the VOA website (www.voa.gov.uk) that the adopted Rateable Value of the property is £5,100.

Prospective tenants are advised to make their own enquiries of Nuneaton & Bedworth Borough Council (Tel: 02476 376376) to verify the current rates payable and to establish the position in respect of any appeals/inheritance of any transitional relief, which may reduce or increase the rating liability.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request. E-112

Legal Costs

The incoming tenant will be responsible for the landlords reasonable legal costs.

Viewing/Information

By appointment with the Sole Agent,
Cartwright Hands,
59 Coton Road,
Nuneaton CV11 5TS
Email- grh@cartwriighthands.co.uk

Guy Hands
Tel:- 02476 350700.

Cartwright Hands is the trading name of Cartwright Hands limited, conditions under which particulars are issued Cartwright Hands Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Cartwright Hands Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) all rentals and prices are quoted exclusive of VAT.

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Coventry CV1 2NT**

Tel: 02476 350700

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