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SITE AREA: 2,307 SQ.M. (0.57 ACRES)

**Site at Title Number WK427033,
King Edward Road,
Nuneaton,
CV11 4GQ**

FOR SALE

**CLEARED FORMER INDUSTRIAL SITE IN CLOSE PROXIMITY TO NUNEATON TOWN CENTRE
WITH ADJACENT EDUCATIONAL, RESIDEINTAL AND INDUSTRIAL USES.**



Location

The subject property is situated just off the A444 about 400 meters from Nuneaton Town centre, an attractive market town with close proximity to the motorway network, namely Junction 3 of the M6 some 5 miles to the north and Junction 1 of the M69, some 5.5 miles to the north east.

The subject property is located close to occupiers such as King Edward VI college, Safegate and Jordan Farrington Commercials.

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



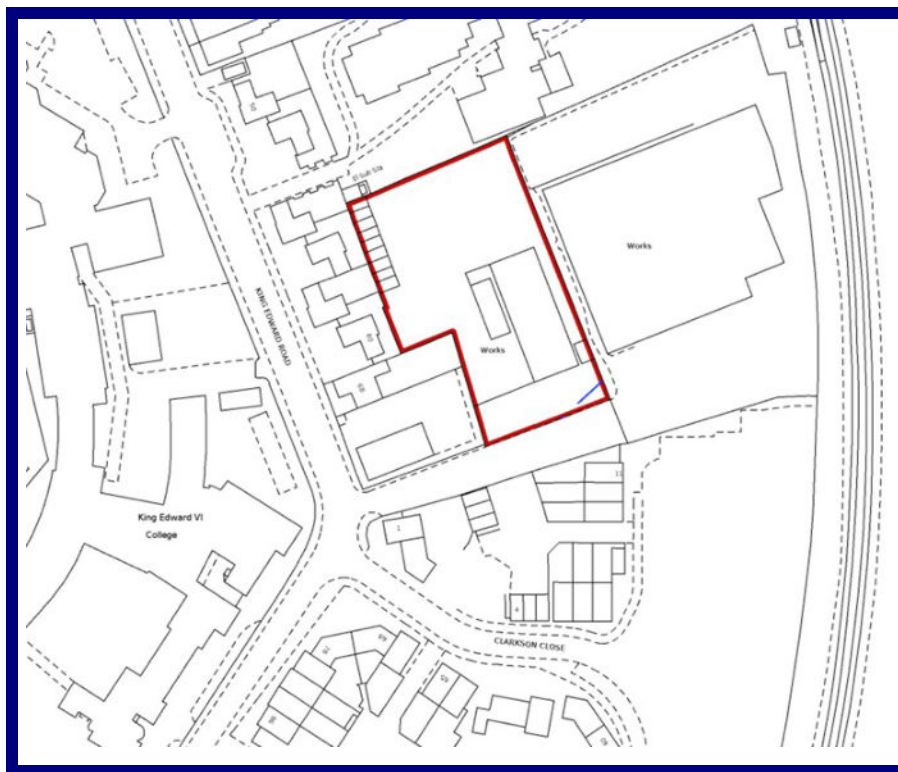
sell

rent

survey

manage

Site at King Edward Road, Nuneaton



Description

The subject site comprises a self-contained cleared site with vehicular access from King Edward Road benefiting from a palisade fenced and gated frontage and secure boundaries. Available immediately with vacant possession. In our opinion the site is suitable for a variety of different uses S.T.P.P.

Accommodation

The comprises: -

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Rates

We are advised by the VOA website (www.voa.gov.uk) that the site is not currently listed with a rateable value.

Prospective purchasers are advised to make their own enquiries to Nuneaton & Bedworth Borough Council (Tel: 024 7637 6376) to verify the current rateable value and any rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief, which may reduce or increase the rating liability.

Price

Offers in Excess of £425,0000 for the freehold. Preference will be given to offers that are unconditional.

EPC

N/A

Legal Costs

Each side will bear their own costs in the event of the property being sold.

Site at King Edward Road, Nuneaton

Viewing / Information

Viewing strictly through the Sole Agents
Cartwright Hands,
59 Coton Road,
Nuneaton,
CV11 5TS

Guy Hands
Tel:- 02476 350700.
Email: grh@cartwrighthands.co.uk

NOTE: Whilst every effort is made to ensure the accuracy and reliability of these details, if there is any point of particular concern, we would ask you to contact the offices of the sole Agents for further clarification, particularly if contemplating travelling some distance to view the property.

MISREPRESENTATION ACT 1967 – CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Cartwright Hands, for themselves and the owners/tenants of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of any offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to the property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

PROPERTY MISDESCRIPTION ACT 1991

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

1. All dimensions, distances and floor areas are approximate, and are given for guidance purposes only.
2. Information on Tenure or Tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their solicitors.
3. Information on Rating Assessments and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of main services are based on information supplied to us by the Vendor/Lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to, as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to legal commitment to purchase/lease.
5. All prices and rents quoted are exclusive of VAT (which may or may not be payable) unless expressly stated to the contrary.
6. Information on the trading performance of any business premises referred to in these particulars has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are advised to have their own accountants verify this information prior to acquisition.

Site at King Edward Road, Nuneaton



PICTURE OF FRONTAGE

Commercial Property Requirement

You need to speak to us



Chartered Surveyors to Business and Commerce

Offices in

Coventry and Nuneaton Serving the Whole of the Midlands

Sale and Letting of All Types of Business Property

Property Acquisition

Valuation for All Purposes

Property Management

Rent Review and Lease Renewal Negotiations

Valuation of Businesses “As a going Concern”

General Professional Advice

Development / Investment Consultancy

Compulsory Purchase and Compensation Claims

Regional Coverage - Local Expertise



**101/107 New Union Street
Coventry CV1 2NT**

**Tel: 02476 350700
www.cartwrighthands.co.uk**

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Nuneaton CV11 5TS**