



FOR SALE

PRIME RETAIL UNIT

18 Queens Road,
Nuneaton, CV11 5JW

Available with vacant possession or
including the well established gift
business



Adjacent to Greggs and McDonald's,
two of the UK's most recognisable food
brands



Air conditioning and electric security
roller shutter to front



EPC 'B' Rating



NIA - 810 sq ft (75 sq m)



LOCATION

Queens Road is Nuneaton's prime retailing pitch, with nearby occupiers including Greggs, McDonald's, T.G. Jones, Waterstones, Coventry Building Society and HSBC. The entrance to the town's principal shopping destination, Ropewalk Shopping Centre, is situated approximately 50 metres from the property and is anchored by Next, TK Maxx and PureGym.

Nuneaton is the largest town in Warwickshire, with a resident population of 88,813 (2021 Census). The town is located approximately 24 miles east of Birmingham and 9 miles north of Coventry. Road communications are excellent, with Junction 3 of the M6 located approximately 5 miles to the south-west and convenient access to the M69, M1 and M42 motorways. Nuneaton railway station provides regular services to London Euston, with journey times from approximately 58 minutes.

DESCRIPTION

The property occupies a prime position within Nuneaton town centre adjacent to Greggs and McDonald's, two of the UK's most recognisable and largest food-to-go operators.

The property comprises a ground floor retail unit, currently trading as a gift shop with Thorntons franchise, and benefits from suspended ceilings with LED lighting, air conditioning and electric security roller shutter to the front. Internally, there is a partitioned store room and WC, along with loading access to the rear and a car parking space.

The first and second floors are included with the property and are subleased to McDonalds until 2063. We are advised that the first floor is used as an office and second floor as storage.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Retail Areas	704	65.4
Ground	Stock Room	106	9.85
NIA Total		810 Sq Ft	75.25 Sq M

SERVICES

Mains electricity, water and drainage are connected to the property, which benefits from air conditioning for heating and cooling.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Nuneaton & Bedworth Borough Council is:

Rateable Value: £18,250

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The long leasehold interest in the property is available, subject to vacant possession of the ground floor, at an asking price of offers in the region of £165,000. Alternatively, the business is available by way of separate negotiation at a guide price of £75,000 to include stock, fixtures and fittings. If the business is not purchased, the vendor will require a delay between exchange and completion of approximately 12 weeks for a closing down sale.

The property is held long leasehold for a period of 150 years from 28 February 2007 (approximately 130 years unexpired) with a passing rent of £3,000 per annum. The Freeholder is Nuneaton & Bedworth Borough Council.

The first and second floors are included within the leasehold title and are subleased to McDonalds on a term expiring May 2063. We are advised that the passing rent is £3,000 per annum and there is a rent review due X.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(49)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

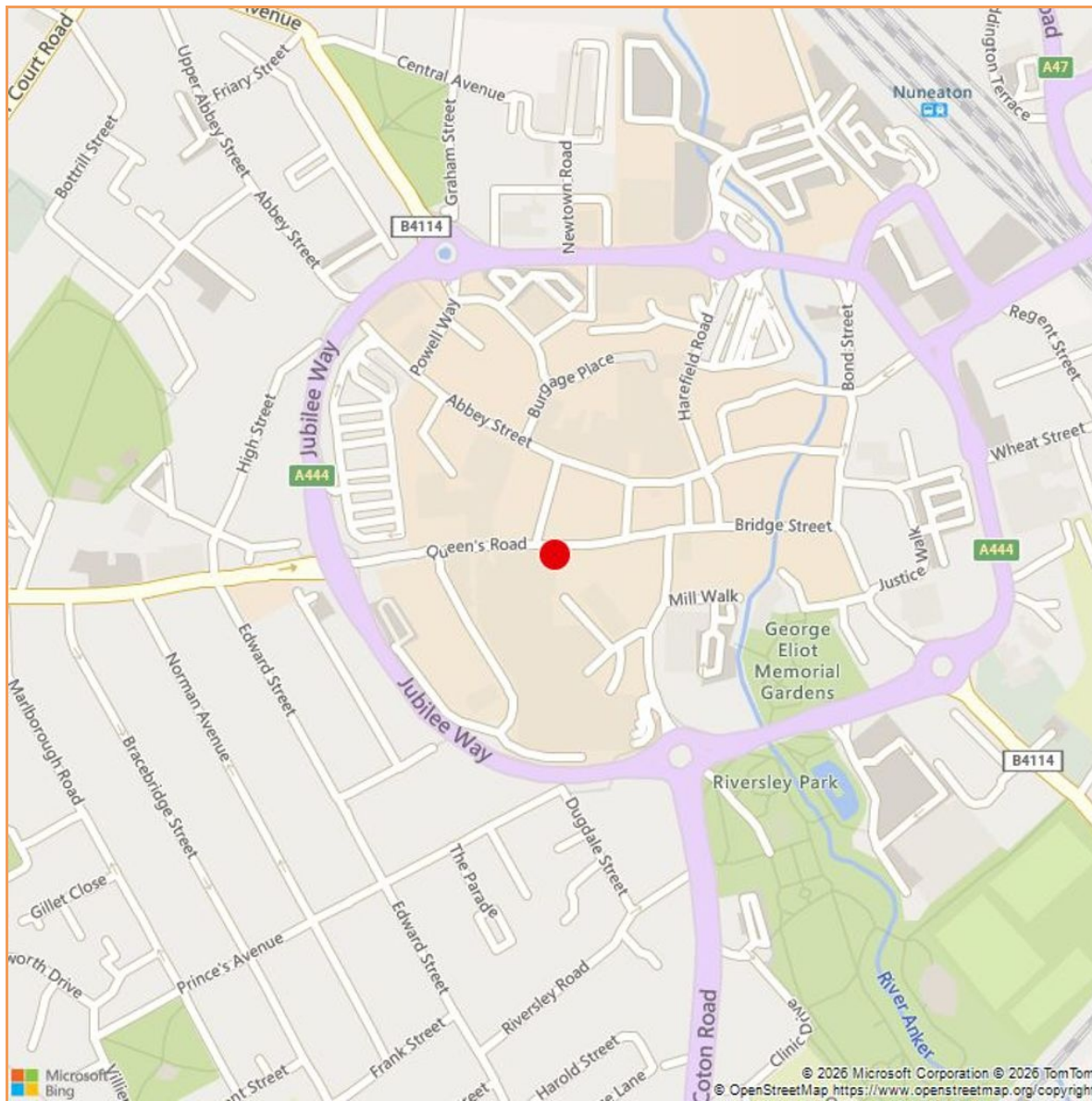
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





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