



ROB ALSTON
RETAIL

T: 03301 233224

E: ra@robalstonretail.com

www.robalstonretail.com

**PRIME CORNER
RETAIL UNIT
TO LET**

with A2/A3/A4 consent



NUNEATON

11-17 QUEENS ROAD, CV11 5JL.

LOCATION

Nuneaton is a substantial market town with a resident population of 71,000 and is located approximately 9 miles North of Coventry and 20 miles East of Birmingham. Major retailers located in the town centre include **Debenhams** department store, **Boots**, **Top Shop**, **Next**, **River Island**, **H&M** etc.

DESCRIPTION

The property comprises a prominent double fronted retail unit with a return frontage to Stratford Street and adjoins **Game**. Other nearby occupiers include **McDonalds**, **Poundland**, **Greggs**, **Clarks**, **Waterstones**, **Vision Express**, **WH Smith** etc.

ACCOMMODATION

Internal Width	48ft 3 in	14.7m
Sales Area	1,829 sq ft	170 sq m
First Floor Storage/Staff	1,141 sq ft	106 sq m

RENT

£50,000 per annum exclusive.

LEASE TERMS

The property is available via a new 10 year full repairing and insuring lease with a Year 5 rent review.

PLANNING CONSENT

The property has the benefit of a change of use planning consent for **A2/A3/A4** use.

RATES

Rateable Value (2017)	£58,500
Interested parties are advised to make their own enquiries regarding rates payable for 2018/19	

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446)

EPC

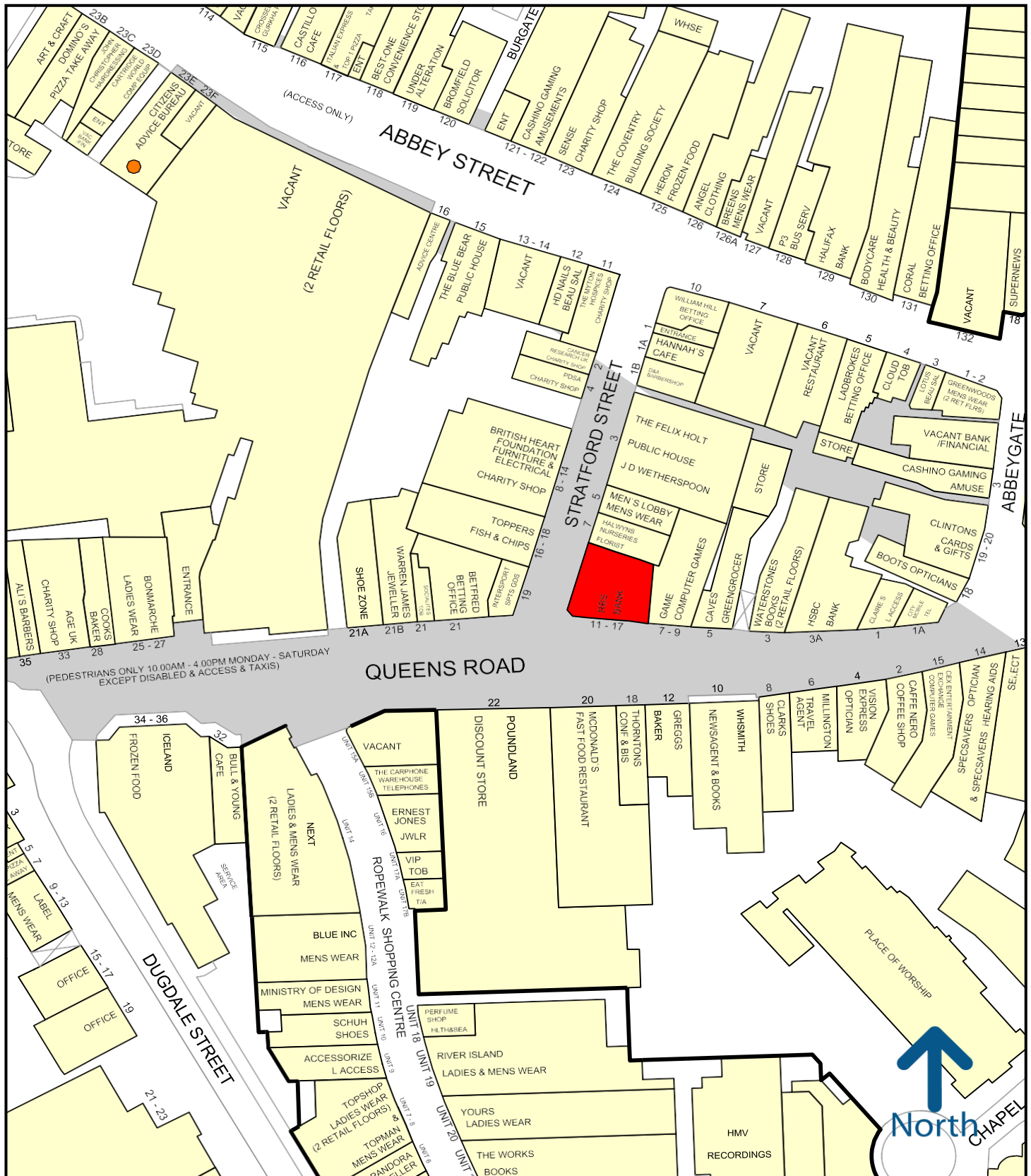
A copy of the Energy Performance Certificate is available on request

NUNEATON

11-17 QUEENS ROAD, CV11 5JL.



ROB ALSTON
RETAIL



1. Whilst every care is taken in the preparation of these particulars Rob Alston Retail Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and employees of the Agent's firm have no authority to make any representation or warranty in relation to the property. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.