



ROB ALSTON
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**PRIME FREEHOLD
RETAIL UNIT
FOR SALE
OR TO LET**



NUNEATON

5 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 is situated in a prime pedestrianized trading location on Queens Road in Nuneaton town centre adjoining **Waterstones** and **Game**. Other nearby occupiers include **Next**, **McDonalds**, **Poundland**, **Greggs**, **Clarks**, **HSBC**, **Claire's**, **WH Smith** etc.

TENURE

The property is available **FREEHOLD** with full vacant possession. Offers are invited in the region of **£550,000** for the freehold interest.

ACCOMMODATION

Internal Width	24 ft 0 ins	7.32 m
Total Ground Floor Area	2,569 sq ft	238.7 sq m
First Floor Storage	1,963 sq ft	182.4 sq m
Second Floor	1,062 sq ft	98.7 sq m
Third Floor	1,062 sq ft	98.7 sq m

The upper floors are accessed externally and could potentially be converted to residential use subject to planning.

RENT

£45,000 per annum exclusive.

LEASE

The ground floor of the property is available via a new 10 year full repairing and insuring lease with a five year upward only rent review.

RATES

Rateable Value (2017)	£42,000
Interested parties are advised to make their own enquiries regarding rates payable for 2017/18	

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446) or our joint agents **WARDS COMMERCIAL** (01455 251 771)

EPC

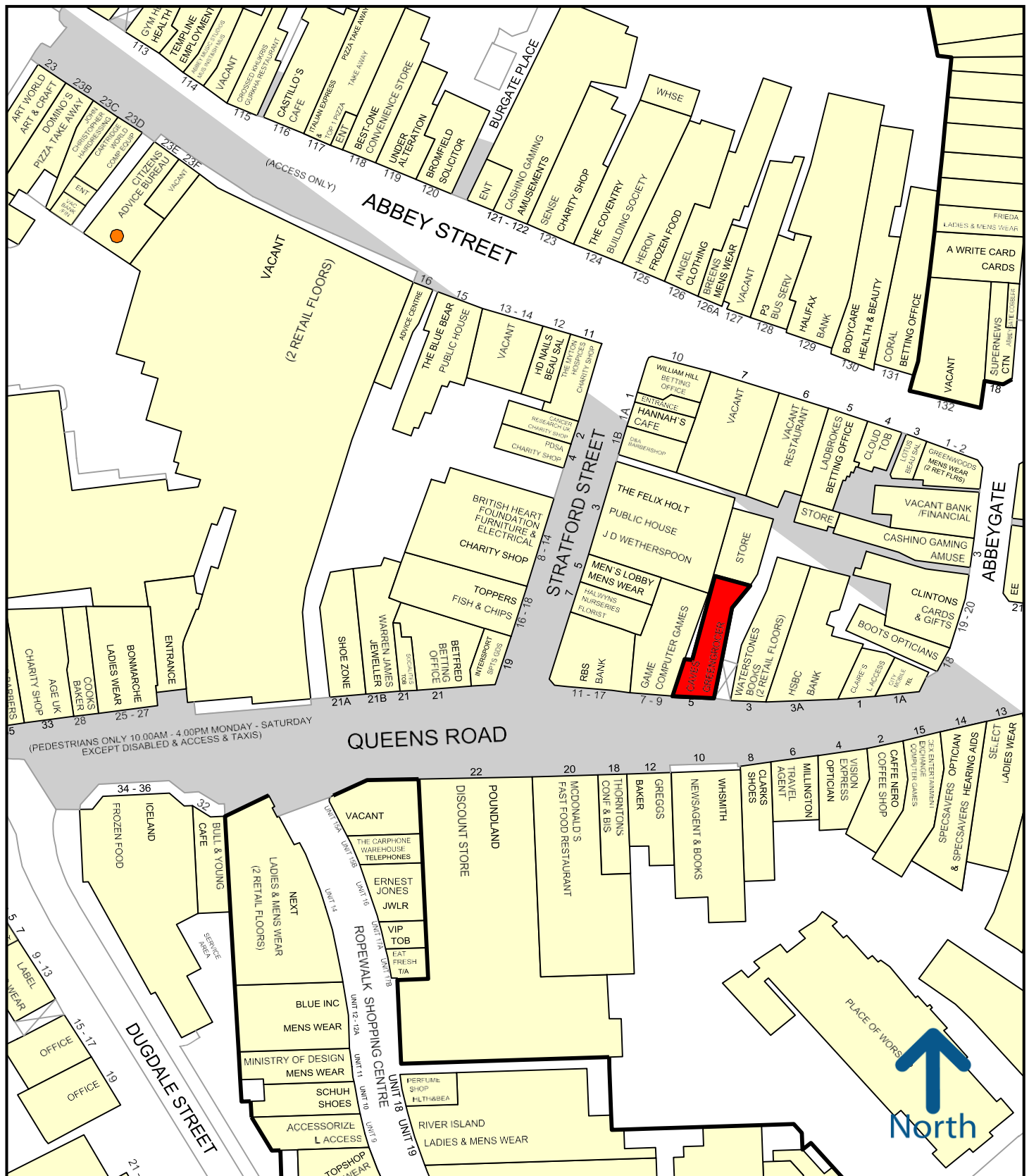
A copy of the Energy Performance Certificate is available on request

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