SHOP TO LET 17 Bridge Street, Nuneaton, CV11 4DX



LOCATION

Nuneaton is a North Warwickshire market town with a population of circa 90,000. It is located 9 miles North of Coventry and 12 miles South of Leicester.

DESCRIPTION

The property is situated within a prominent pedestrianised trading location in Nuneaton Town Centre directly opposite **Debenhams department store**. Nearby notable occupiers include **Toni & Guy Hairdressers, Holland & Barrett, Natwest Bank** etc

ACCOMMODATION

The premises comprise of the following approximate floor areas and dimensions:

Internal Width:	6.45m	21'2"
Shop Depth:	9.47m	31'11"
Ground Floor Sales:	61.22m ²	659 sq ft
Ground Floor Office:	4.73m ²	51 sq ft
First Floor Storage:	59.17m ²	637 sq ft
Second Floor Storage:	30.93m ²	333 sq ft

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category E (121).

A copy of the Energy Performance Certificate can be made available upon request.

RENT

£21,500 per annum exclusive of rates, service charge and VAT

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE (2017 Assessment)

£20,500

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

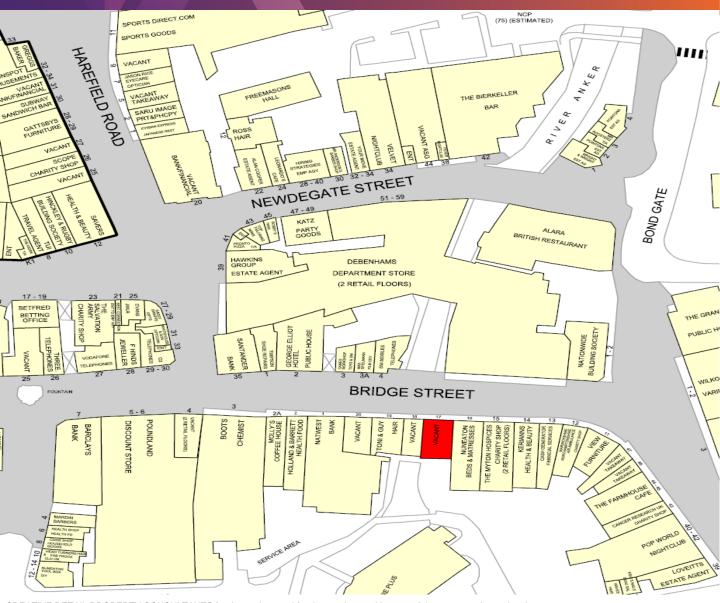
Strictly by appointment with the Joint Retained Agents

TRANSACTIONS ARE STATED EXCLUSIVE OF VAT SUBJECT TO CONTRACT



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