

PROMINENT RETAIL UNIT TO LET

20 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:

Gross Frontage:	7.06m	23'2"
Internal Width:	6.95m	22'8"
Shop Depth:	12.38m	40'6"
Ground Floor Sales:	78.03m²	840 sq ft
First Floor Storage:	36.04m²	388 sq ft
Second Floor:	47.75m²	514 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 D (86).

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

RENT

£20,000 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 **£19,750**
(2017 Assessment)

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.

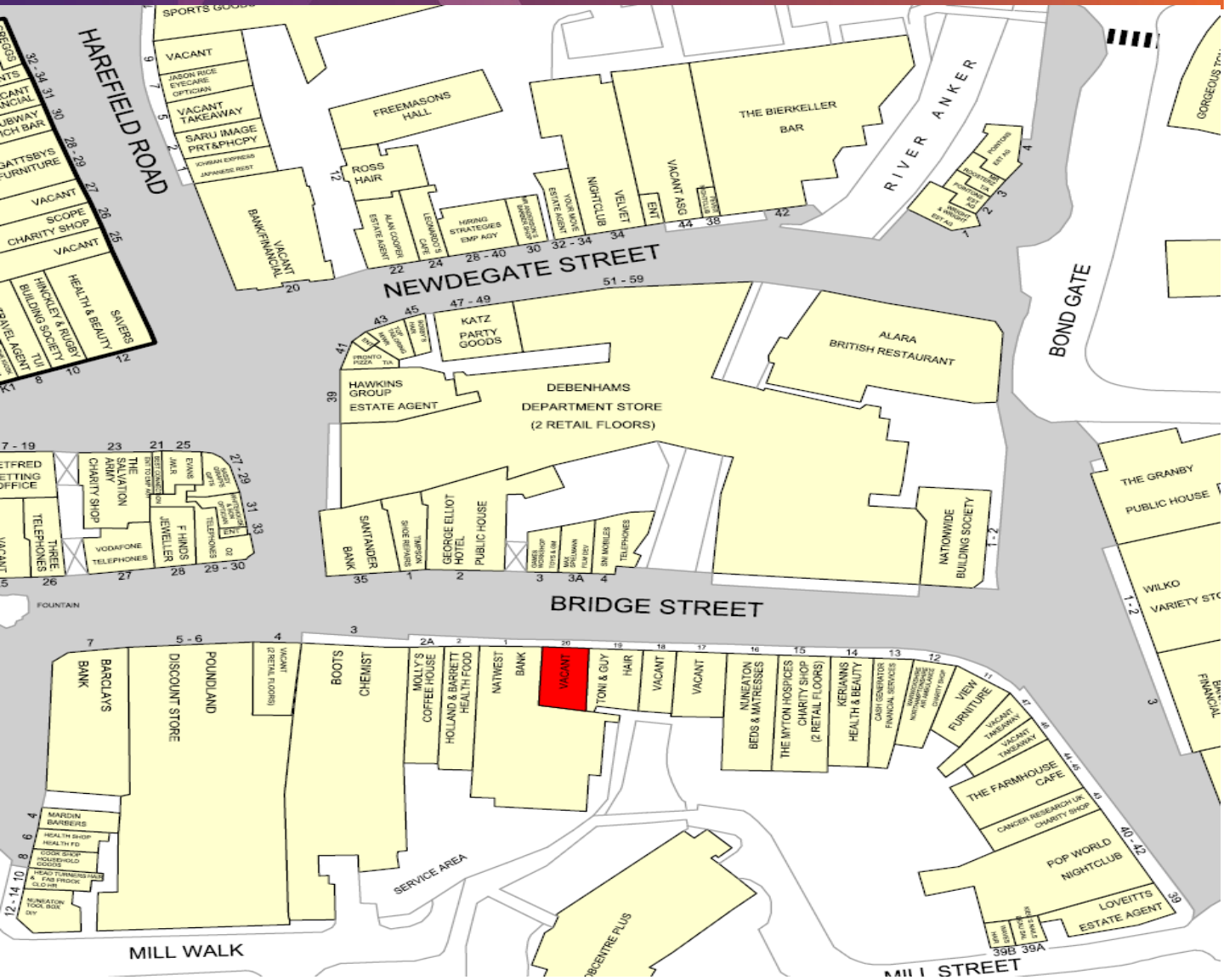
VIEWINGS

Strictly by appointment with the Joint Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

PROMINENT RETAIL UNIT TO LET

20 Bridge Street
Nuneaton, CV11 4DX



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants 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.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Ed Purcell
Tel: 0121 400 0407
Email: ed@creative-retail.co.uk

Dominic Brown
Tel: 0121 503 2132
Email: dominic@robertsonbrownuk.com