



FOR SALE

INDUSTRIAL FACILITY

Albion Buildings, 116 Attleborough
Road, Nuneaton, CV11 4JJ

Located on the fringe of Nuneaton
town centre



Two storey facility situated fronting
Attleborough Road with detached
storage unit to the rear



Large tarmacadam yard area



Planning permission granted for
demolition of both buildings on site



GIA - 14,981 sq ft (1,392 sq m)

LOCATION

The subject property is located on Attleborough Road, approximately 0.5 miles from Nuneaton town centre. The surrounding area comprises a mixture of commercial and residential uses, with office premise adjacent, an industrial park to the rear and residential dwellings opposite and adjacent.

Nuneaton is located approximately 24 miles east of Birmingham and 9 miles north of Coventry. Motorway access to the town is extremely good, being 5 miles north of the M6 junction 3 and having good links to the M69/M1 and M42 motorways. Rail services to London Euston are available in approximately 1 hour 12 minutes. Major facilities include Ropewalk Shopping Centre and the Abbeygate Shopping Centre.

DESCRIPTION

The subject property comprises an industrial facility on the fringe of Nuneaton town centre.

The accommodation comprises a two storey facility situated fronting Attleborough Road with detached storage unit to the rear. There is a large tarmacadam yard area accessed from Attleborough Road.

ACCOMMODATION

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

	SQ FT	SQ M
Main Building	12,385	1,150.57
Rear Unit	2,596	241.17
	14,981 Sq Ft	1,391.73 Sq M

PLANNING

Prospective purchasers should note that an overage of 75% on uplift value would be applied arising from value added as a consequence of planning permission granted for any change of use or redevelopment of the site to a different use.

Planning permission has been granted by Nuneaton and Bedworth Borough Council for demolition of both properties on the site:

Consent no: 038596 granted on 8th March 2022
- Application for prior notification of proposed demolition of the buildings known as the 'Albion Buildings'

Consent no: 038593 granted on 8th March 2022
- Application for prior notification of proposed demolition to building to the rear of 102-122 Attleborough Road

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: £43,250

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £750,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - not required

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

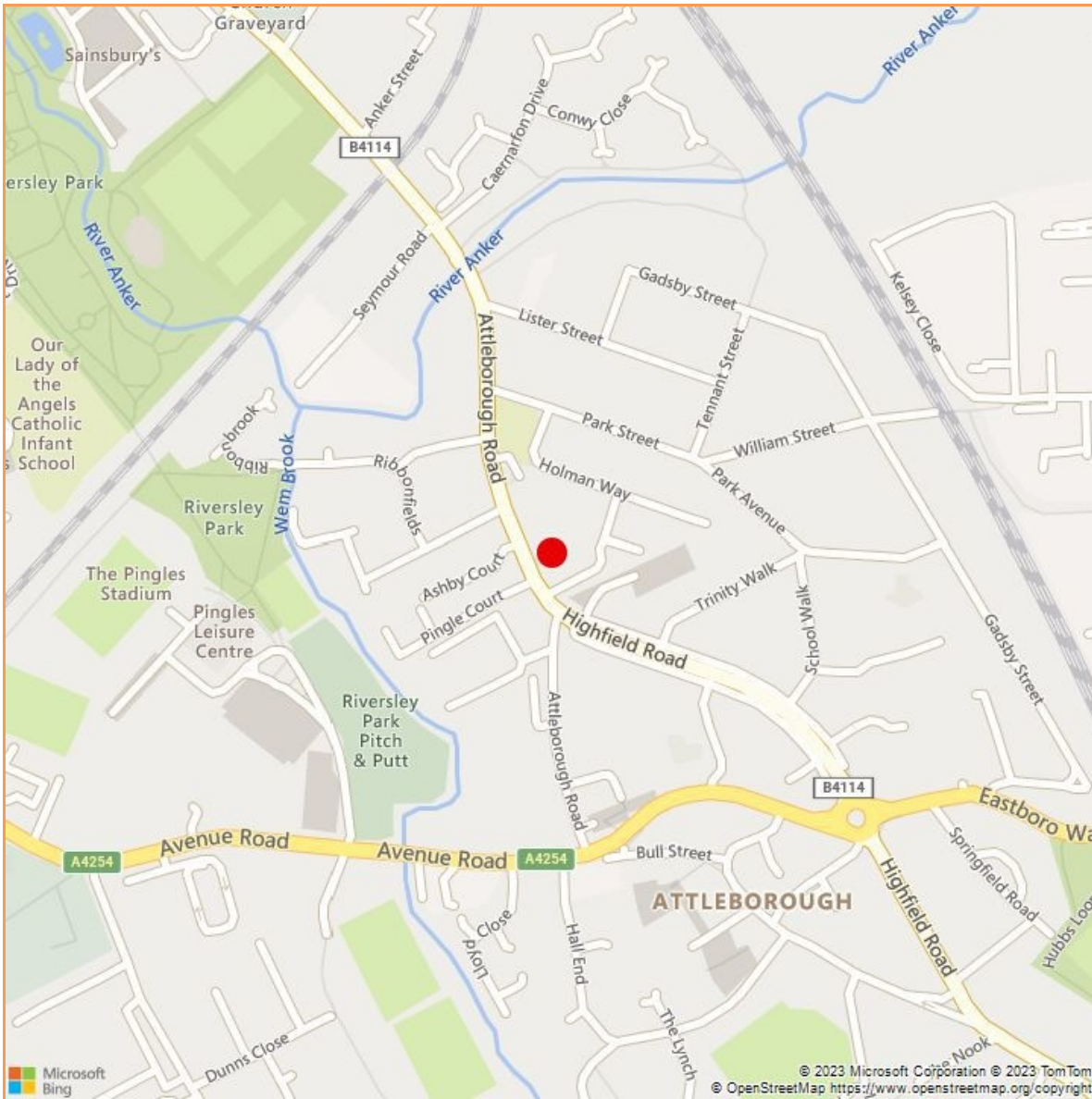
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.

Ward Surveyors Limited - Registered in England No.4567836