



**TO LET**  
**FIRST FLOOR COMMERCIAL**  
**PREMISES**

First Floor 47 Upper Abbey Street,  
Nuneaton, CV11 5DH

Self contained with private ground  
floor access



Roller security shutter



Gas fired central heating



Suitable for a variety of uses (STPP)



NIA - 1,132 sq ft (105 sq m)



## LOCATION

The property is situated at the Nuneaton town centre end of Upper Abbey Street, close to the A444 Jubilee Way and directly opposite from the Upper Abbey Street pay and display car park. Nuneaton town centre is approximately 1/4 mile distant and the recently completed Hampton by Hilton hotel is located just the other side of the ring road.

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 from 58 minutes. Major facilities include Ropewalk Shopping Centre and the Abbeygate Shopping Centre.

## DESCRIPTION

The property comprises self-contained, first floor commercial premises on the fringe of Nuneaton town centre.

The property is accessed through a ground floor entrance (with roller shutter security) and stairs leading to the first floor. The accommodation comprises: open plan area, partitioned office, kitchen, store and WC. The property benefits from laminate flooring and fluorescent strip lighting.

Externally, there is short stay on street car parking to the front elevation.

## ACCOMMODATION

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

		SQ FT	SQ M
First	Open Plan	865	80.36
First	Office	81	7.52
First	Kitchen	142	13.19
First	Store	44	4.09
NIA Total		1,132 Sq Ft	105.16 Sq M

## SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property, which benefits from gas fired central heating.

## 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: £11,500

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to rent on a new effective full repairing and insuring (by way of service charge) lease, for a term to be agreed, at a commencing rental of £9,000 per annum exclusive.

## LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC - C(73)

## 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.

## REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

## 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.

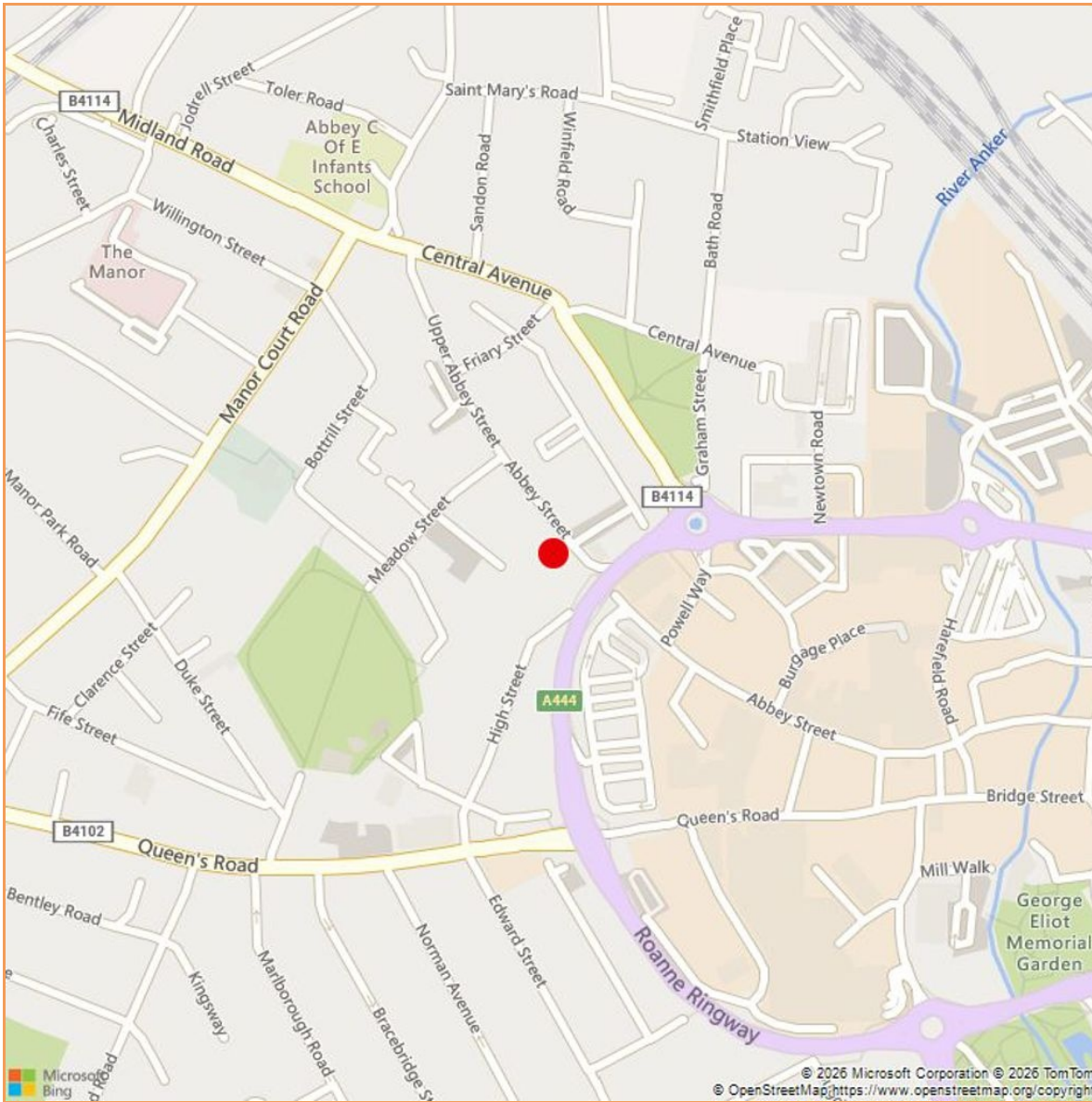
## NOTE RE: PLANS

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.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website ([www.rics.org](http://www.rics.org)). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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