



TO LET

COMMERCIAL UNITS

5 Aston Road,
Nuneaton, CV11 5EL

Located in the sought after Abbey
Green area



Three self contained units with WC
facilities



Car parking



Suitable for a variety of uses (STPP)



NIA - 612 sq ft (57 sq m) to 917 sq ft (85
sq m)



LOCATION

The subject property is located on Aston Road in the Abbey Green area of Nuneaton. Aston Road links Central Avenue with Jodrell Street, which in turn lead to the A444 Nuneaton ring road and the A5 Watling Street respectively. The surrounding area comprises a mixture of residential and commercial uses and there is a primary school directly opposite from the property.

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 three self contained commercial units in the sought after Abbey Green area of Nuneaton.

5A comprises a ground floor retail/office unit, currently arranged as two rooms, with tea point and WC facilities. To the first floor there is a storage area. The unit benefits from suspended ceilings with Cat 2 lighting and wood effect flooring. There is a car parking space and roller shutter security to the front elevation.

5b comprises a ground floor retail/office unit with WC facilities. There is solid concrete flooring and fluorescent strip lighting. There is a car parking space and roller shutter security to the front elevation.

5c comprises a ground floor industrial/storage unit with roller shutter door access (2.4m width x 2.8m height) and WC facilities. There is a tarmac yard/parking area to the rear of the property accessed behind double gates.

ACCOMMODATION

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

		SQ FT	SQ M
5A Aston Road	Retail/Office	917	85.19
5B Aston Road	Retail/Office	680	63.17
5C Aston Road	Store	612	56.85
NIA Total		612 - 917 Sq Ft	56.85 - 85.19 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the property. Electricity will be submetered to the individual units and will be charged back by the Landlord.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the whole property appearing in the Rating List of the Nuneaton & Bedworth Borough Council is:

Rateable Value: £13,500

THIS IS NOT THE AMOUNT PAYABLE. When the property is split, the rateable value will be split accordingly.

TENURE

The property is available separately or as a whole, on effective full repairing and insuring terms, at the commencing rentals below:

5A Aston Road - £10,500 pax
5B Aston Road - £10,000 pax
5C Aston Road - £7,500 pax
Whole - £28,000 pax

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(62)

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 check 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.

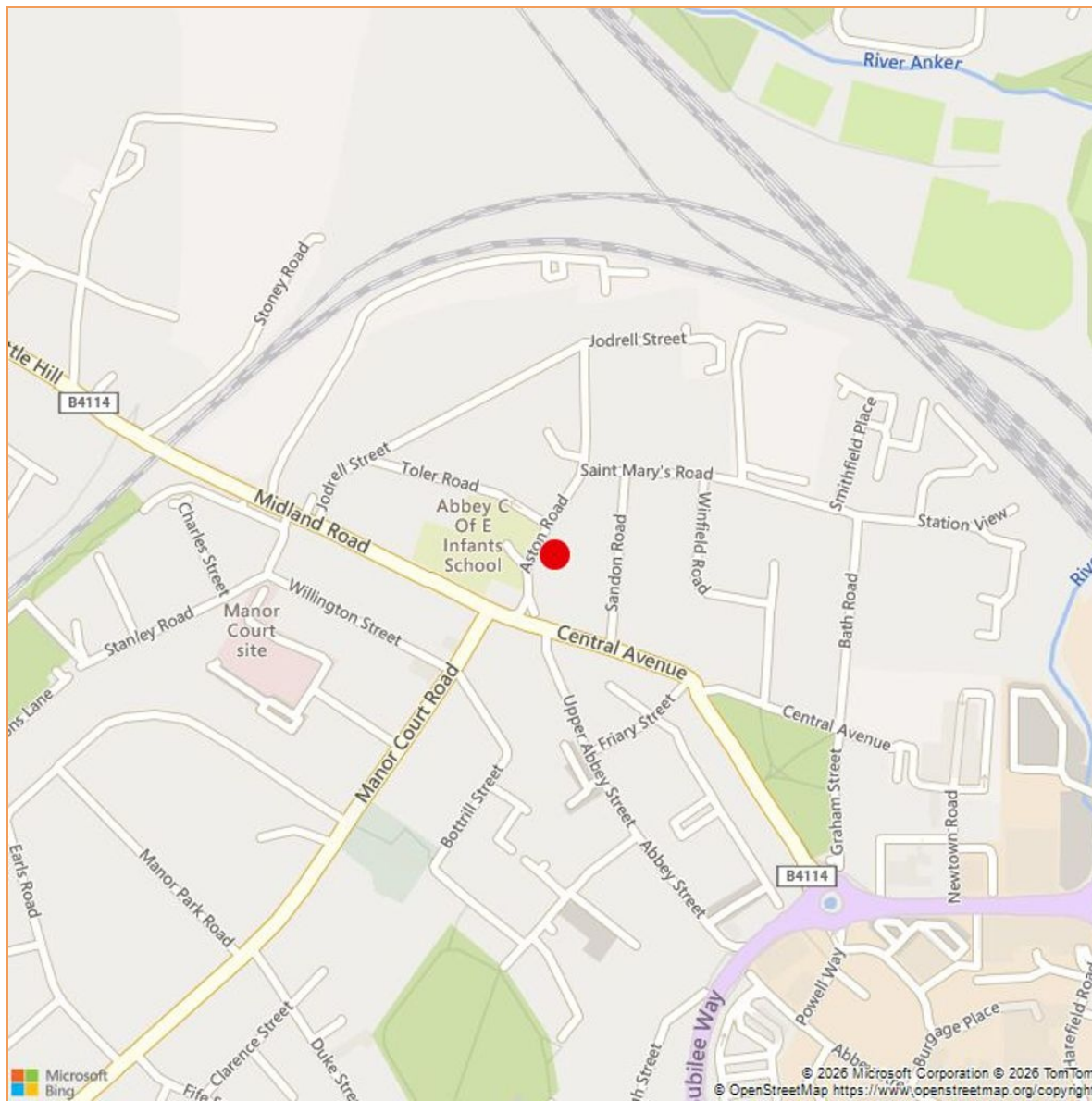
NOTE RE: PLANS

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). We strongly recommend that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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