

wards Commercial

TO LET

SECURE YARD WITH VEHICLE SALES USE

98 Central Avenue,
Nuneaton, CV11 5BB

Approximately 0.82 acres of open secure hardstanding

Planning granted (Sui Generis) for vehicle sales and storage

Secure entrance with palisade gates

Existing buildings with potential for office and/or storage

Water and three phase electricity available

LOCATION

The property is located at the end Central Avenue on the fringe of Nuneaton town centre. The surrounding area comprises a mixture of commercial and residential premises. The town centre and its extensive amenities are within easy walking distance of the property, being some 400m distant. Nuneaton railway station and bus station are also in close proximity, being some 400m and 350m distant, respectively.

Nuneaton is a busy market town in north Warwickshire with a population in the order of 86,500 (Local Authority - 129,000). Nuneaton railway station offers regular services to London Euston, Birmingham New Street, Leicester and further afield. The town benefits from excellent local road communications with the M69 at Hinckley and the M6 at Bedworth.

DESCRIPTION

The property comprises a secure site of approximately 0.82 acres (0.33 ha) on the fringe of Nuneaton town centre, which benefits from Sui Generis planning consent for vehicle sales and storage.

The site benefits from private access from Central Avenue, secured with palisade gates. There are existing brick built buildings (GIA totaling approx. 1,317 sq ft [122 sq m]) with potential for office and/or storage on site, along with a concrete warehouse base and frame left intact, offering potential for recladding and additional automotive uses/servicing (subject to your own enquiries).

The site is naturally screened with neighbouring commercial premises and residential dwellings, providing a secure and relatively private operating environment.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office	202	18.77
Ground	Store	564	52.4
Mezzanine	Store	414	38.46
Ground	Stores	137	12.73
		0.82 Acres	0.33 Hectares

SERVICES

We understand electricity (three phase) and mains water are available to the property.

PLANNING

The site benefits from Sui Generis planning permission (ref. 041140) for a vehicle sales and storage operation, including:
Storage and sale of UK driving license category B vehicles (up to 3.5 tonnes), including household cars, 4x4s and light vans etc.
Operation and storage of up to 3 vehicle transporters (up to 7.5 tonnes).
Provision of a portable office. This will be for the tenant to implement / decide depending on their requirement.

BUSINESS RATES

We understand that the Rateable Value for the subject property appearing in the Rating List of the Nuneaton & Bedworth Borough Council is:

Rateable Value: yet to be assessed

TENURE

The site is available to rent, on a new full repairing and insuring lease, at a commencing rental of £85,000 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 - 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.

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.

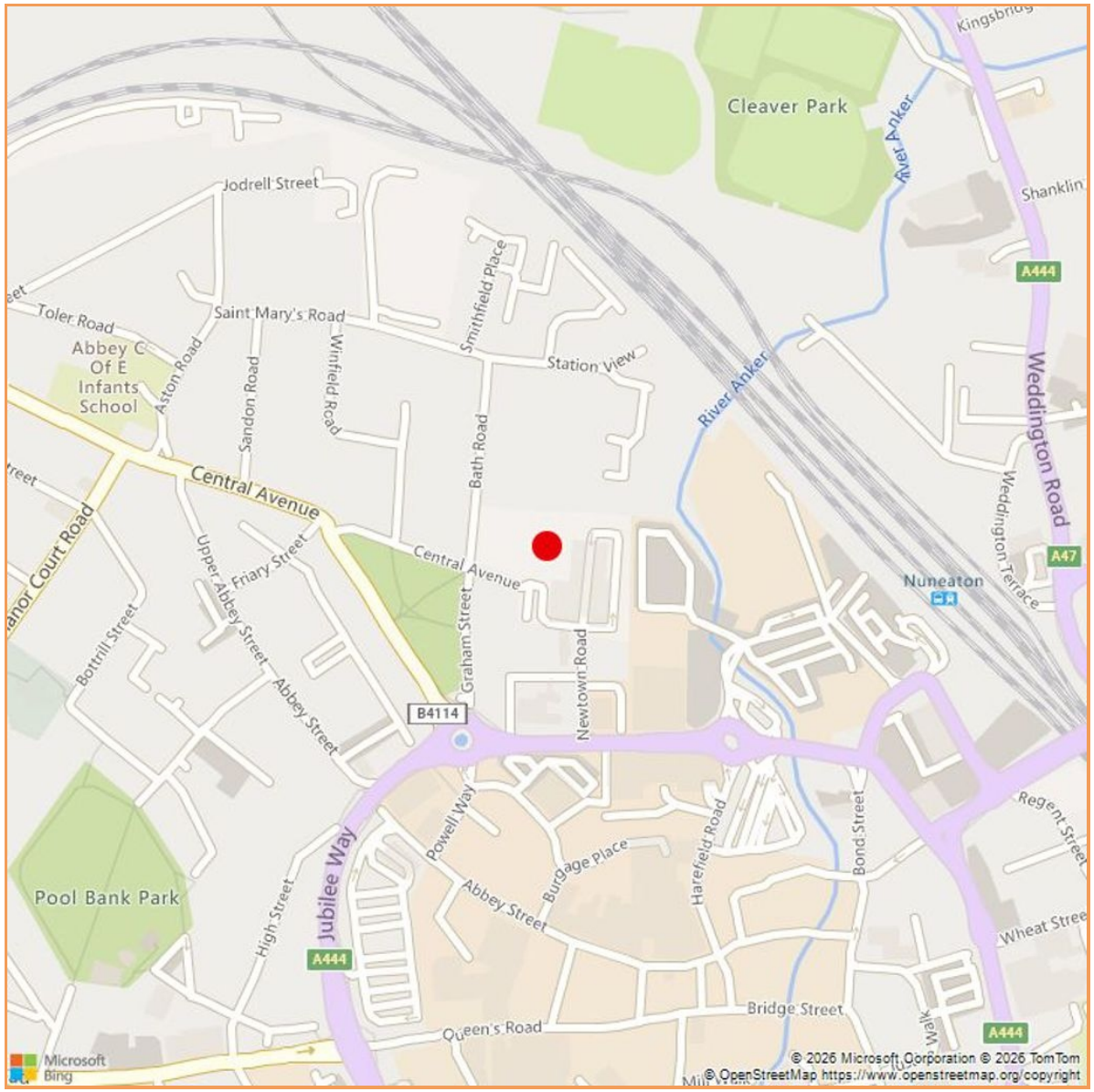
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

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). 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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