



TO LET

Unit 4, 5 Queens Road,
Nuneaton, CV11 5JL

Located off the prime retail pitch of the
pedestrianised Queens Road in
Nuneaton



Accessed via an arcade-style
passageway from Queens Road



Suitable for a variety of uses (STP)



Nearby occupiers include Next, Game,
Waterstones, WHSmiths, McDonalds &
HSBC



NIA - 343 sq ft (31.9 sq m)

LOCATION

The property is located on Queens Road, which is situated in the heart of Nuneaton town centre. The surrounding area is mainly of a retail nature, with a variety of different occupiers, including Next, Game, Waterstones, WHSmiths, McDonalds & HSBC. 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 a ground floor multi-purpose premises located off the prime retail pitch of Queens Road in Nuneaton. Please note that the property is set back from Queens Road and is accessed via an arcade-style passageway adjacent to Waterstones. The property is entered via a communal lobby and benefits from kitchen/WC facilities.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Open Plan Area	343	31.86
NIA Total		343 Sq Ft	31.86 Sq M

SERVICES

Mains electricity, water and drainage are connected to the subject property, with services being sub-metered as appropriate.

BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Nuneaton & Bedworth Borough Council are:

Rateable Value: £2,700

THIS IS NOT THE AMOUNT PAYABLE

The actual liability may be subject to relief and / or downward phasing in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property, but would be happy to do so if instructed.

TENURE

The property is available on a new effective full repairing and insuring lease at a commencing rental of £6,000 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(39)

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.

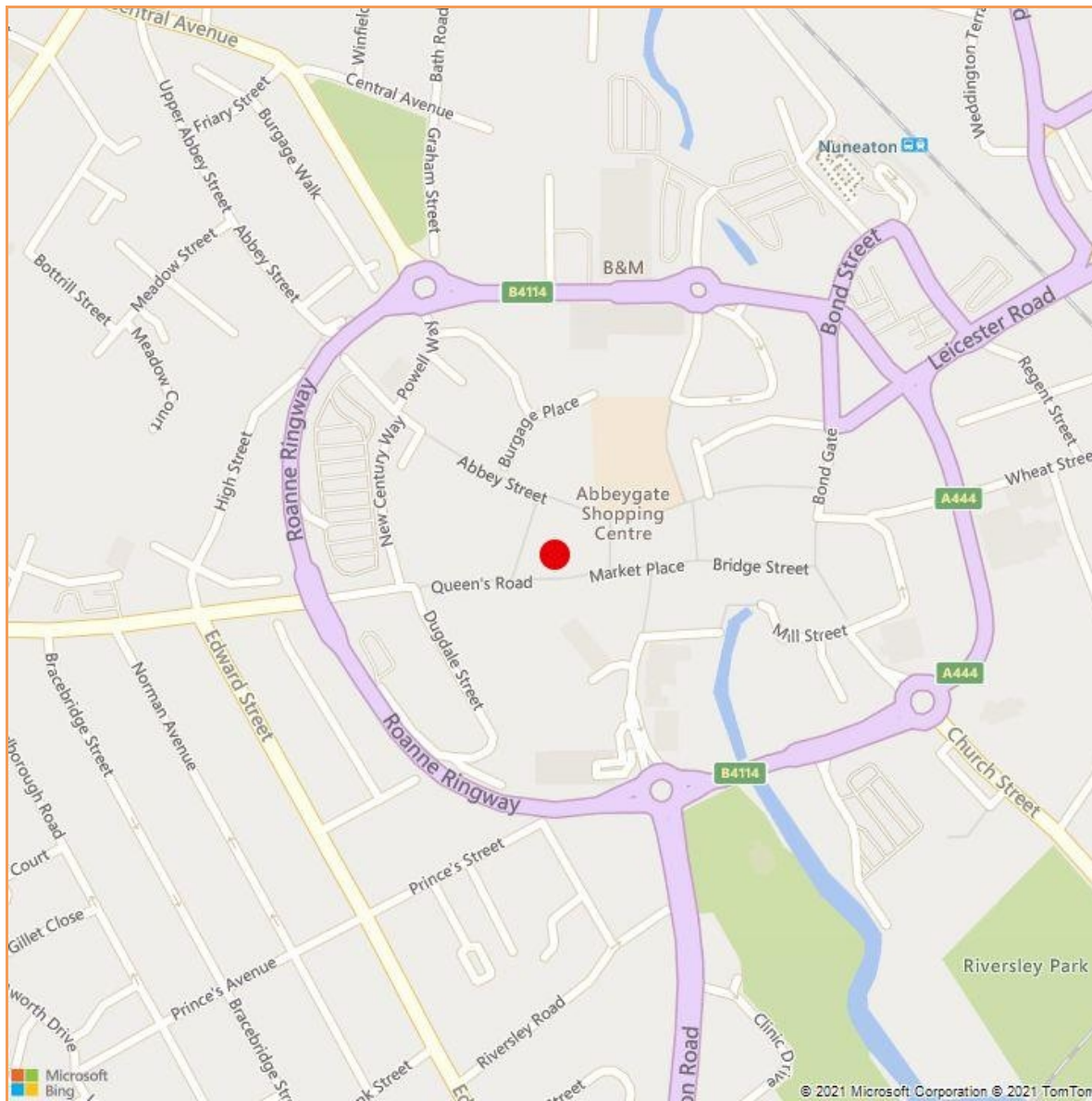
NOTE RE: PLANS

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.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836

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.