



## TO LET

### RETAIL PREMISES

2 Harefield Road,  
Nuneaton, CV11 4HD

Located in the prominent Abbeygate shopping centre in Nuneaton



Comprising ground floor sales, with ancillary ground and first floor stores



Security roller shutters



Adjacent occupiers include Savers, Scope, TUI, Subway & Greggs



NIA - 1,591 sq ft (147.8 sq m)



## LOCATION

The property is located within the Abbeygate shopping centre in the heart of Nuneaton town centre, with a prominent frontage onto Harefield Road. Harefield Road links Nuneaton's main bus station with the pedestrianised centre of Nuneaton, centered around Market Place and Queens Road.

Nuneaton is the largest town in Warwickshire, population circa 91,334 (2020 estimate), and 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 Nuneaton via the West Coast mainline with a shortest journey time of approximately 58 minutes. Major facilities include the Abbeygate Shopping Centre and Ropewalk Shopping Centre.

## DESCRIPTION

The subject property comprises prominent retail premises located within the Abbeygate shopping centre in Nuneaton town centre. Adjacent occupiers include Savers, Scope, TUI, Subway & Greggs

The property benefits from a prominent frontage to Harefield Road with roller security shutters. To the ground floor, there is a retail sales area, rear sales area and ancillary stores. To the first floor, there is a further office/store and WC facilities. The retail sales area benefits from wood effect flooring and suspended ceilings with inset lighting.

We are advised that there are two car parking spaces included with the property.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	988	91.79
Ground	Rear Sales	107	9.94
Ground	Store	13	1.21
Ground	Store	23	2.14
First	Office/Stores	459	42.64
NIA Total		1,591 Sq Ft	147.8 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

## 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 were:

Rateable Value: £8,500

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 to rent on a new full repairing and insuring lease, for a term of years to be agreed, at a commencing rental of £18,000 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 - D(97)

## 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](mailto: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.

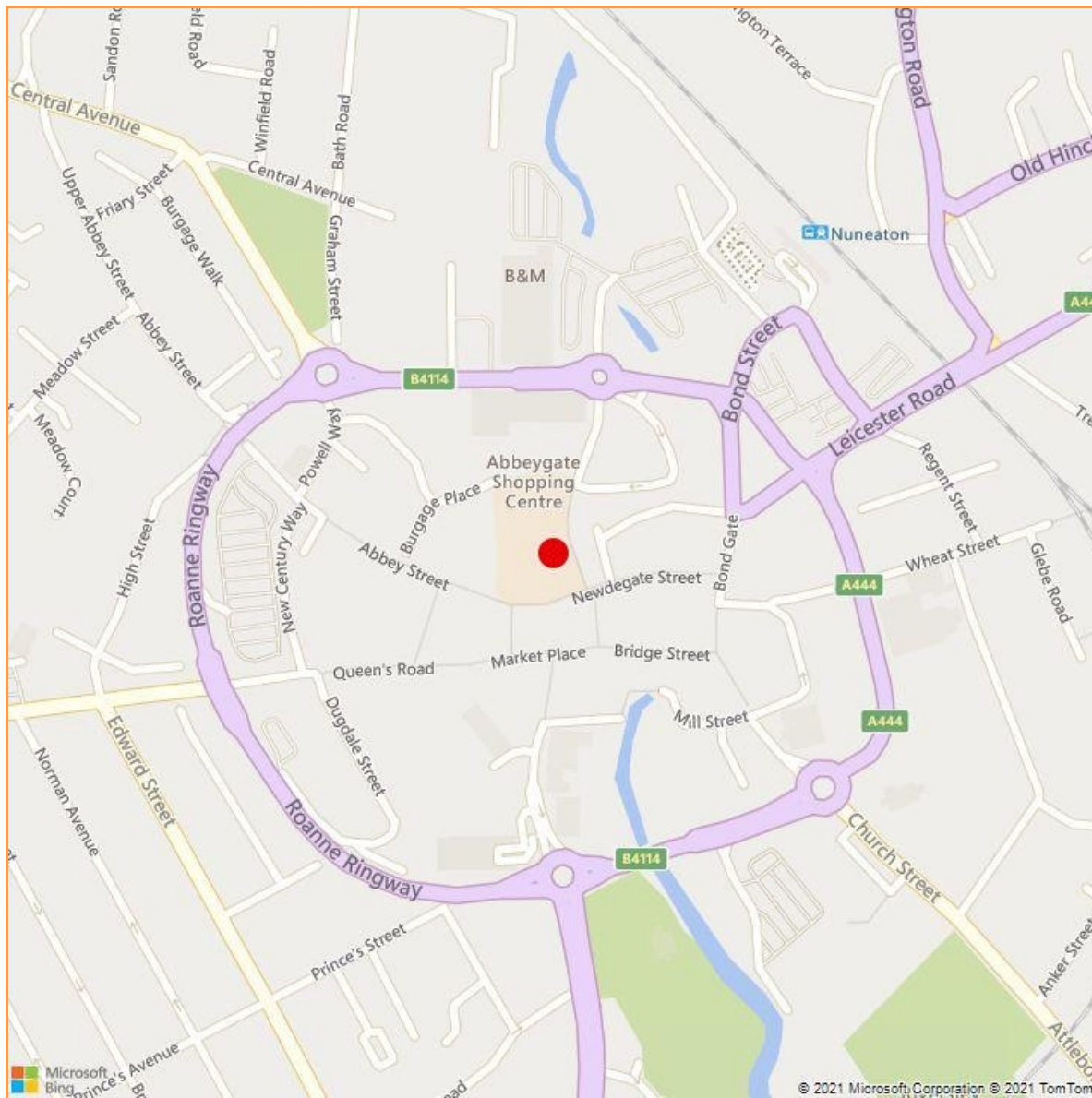
## NOTE RE: PLANS

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.





20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

[wardsonline.co.uk](http://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.