



## FOR SALE

MIXED USE  
COMMERCIAL/RESIDENTIAL  
PROPERTY

13-15 Bridge Street,  
Nuneaton, CV11 5UD

Excellent position adjacent to the A444  
Coton Arches roundabout



Comprising two ground floor retail  
units and five one bed flats



Rear yard area accessed from John  
Street



Potential for redevelopment (STPP)



Commercial NIA - 2,590 sq ft (241 sq m)



## LOCATION

The subject property is located in a highly prominent position adjacent to the A444 Coton Arches roundabout. The property occupies a site between Bridge Street and John Street which both emanate from Henry Street which provides access to the A444 and Nuneaton town centre, which is approximately 0.5 mile to the north.

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 two ground floor retail units, with ancillary stores and rear yard area, along with five residential flats to the ground and first floor of the same. The site occupies a prominent position adjacent to the busy Coton Arches Roundabout on the A444 and occupies a site enclosed by the same, Bridge Street and John Street.

The residential parts comprise a mixture of ground and first floor flats. All are separately metered and benefit from gas fired central heating.

Externally, there is a concrete surfaced yard area with vehicular access from John Street.

There is potential for a redevelopment of the site, subject to planning permission.

## ACCOMMODATION

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

		SQ FT	SQ M
Retail	13-14 Bridge Street	2,285	212.28
Retail	15 Bridge Street	305	28.33
Flat	13a Bridge Street	1	Bed
Flat	13b Bridge Street	1	Bed
Flat	14a Bridge Street	1	Bed
Flat	15a Bridge Street	1	Bed
Flat	15b Bridge Street	1	Bed
NIA Total		2,590 Sq Ft	240.61 Sq M

## SERVICES

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

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value and Council Tax Bands for the subject property appearing in the Rating List of the Nuneaton & Bedworth Borough Council are:

13 - 14 Rateable Value - £7,800

15 Rateable Value - £2,200

13a - Council Tax Band A

13b - Council Tax Band A

14a - Council Tax Band A

15a - Council Tax Band A

15b - Council Tax Band A

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £640,000. Alternatively, the property may be sold subject

to the residential occupational agreements in place. Tenancy schedule available upon request.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

13-14 - C(55), 15 - B(45), 13a - C(69), 13b - D(68), 14a - D(65), 15a - D(62) and 15b - D(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.

## 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

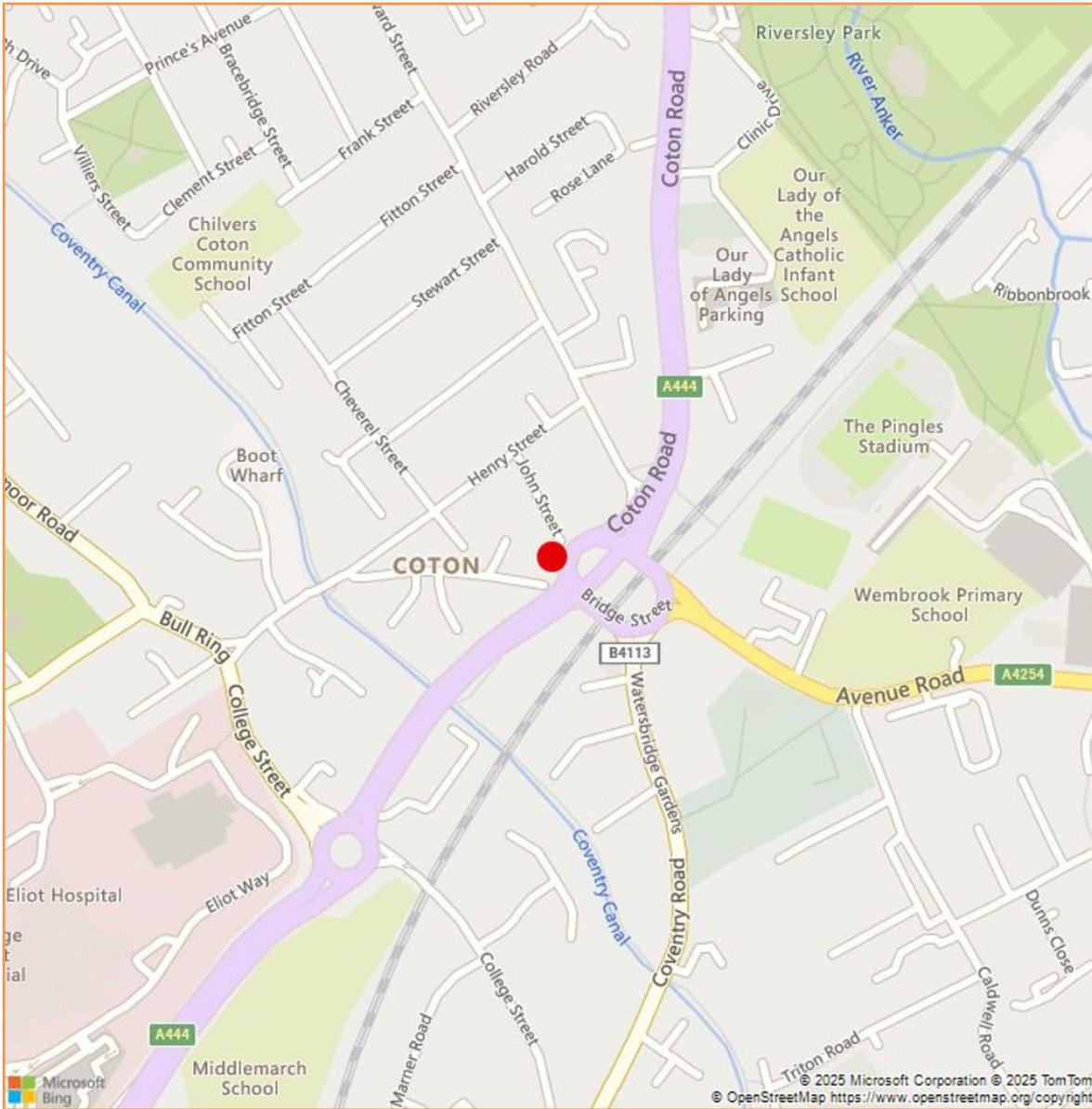
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## 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.





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