



ABBEY CRAFT

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SALE

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Crosse



Abbey Street, Nuneaton, CV11 5BX

£9,000 Per
Annum

- £9,000 per annum
- Town Centre

- 769 sq ft

Property Description

This attractive retail unit is ideally located in the heart of Nuneaton's town centre. With a generous 769 square feet of space, it's an excellent opportunity for a small business looking to establish a presence in one of the city's most sought-after locations. The property is in good condition has good footfall and is ready for occupation.

Location

The property is in a good secondary retail pitch within Nuneaton town centre, close to Abbeygate Shopping Centre, within walking distance of the bus station and railway station. Abbey Street is pedestrianised and is undergoing regeneration with the nearby Grayson Place development delivering a Hampton by Hilton Hotel, College, Cinema, multi storey car park and other retail/leisure/hospitality facilities.

Service Charge

Please be advised there is a service charge of £718.98 per annum.

Rates

The current Rateable Value is £8,500 but prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable

Parking

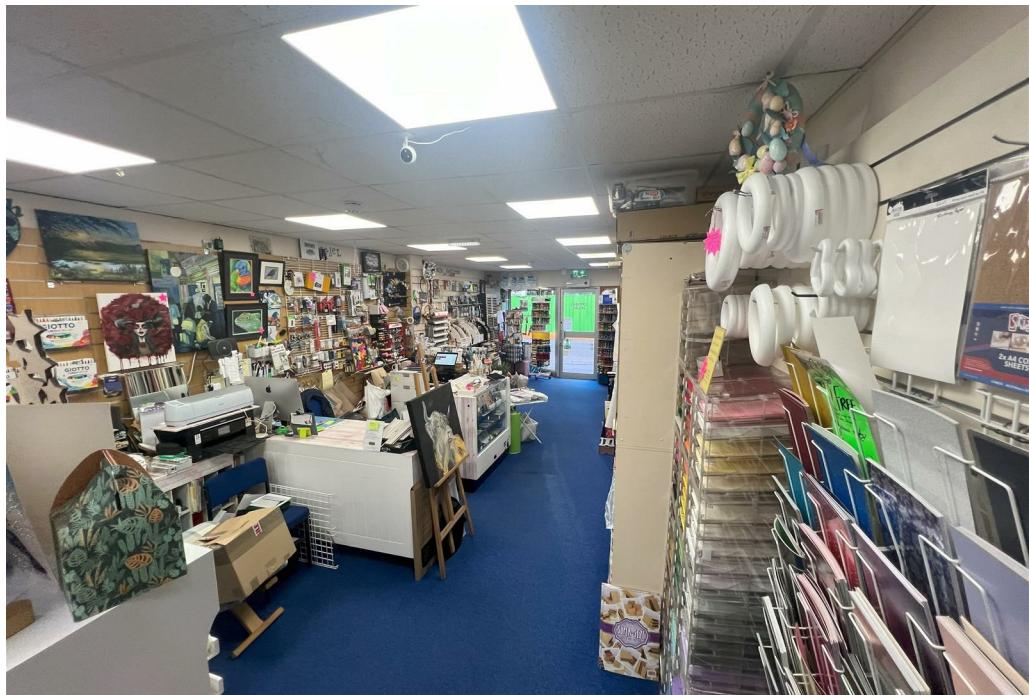
No Parking

Legal Costs

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Lease Comments

A lease of six years or longer at a rent of £9,000 per annum, with rent reviews every three years is preferred but the landlord is open to proposals.



Plan