



Princes Street, Nuneaton, CV11 5NW

**Loveitts**

PART OF **SHELDON BOSLEY KNIGHT**

£10,500 Per  
Annnum

- Gas-Fired Central Heating Installed
- Convenient Town Centre Location
- New Lease Available

- Attractively Refurbished Salon
- 641.00 sqft (59.455 sqm)

### Property Description

This recently renovated property is designed for functionality and style, making it an ideal choice for hairdressers or barbers looking to establish or expand their business.

The space features six well-appointed styling chairs, offering ample capacity for clients while maintaining a comfortable environment for staff. Accompanying the salon area are essential facilities, including a modern kitchen and convenient toilets, ensuring a pleasant experience for both customers and employees.

Additional features include a practical store room, providing valuable storage space for equipment and supplies. The layout allows for easy adaptation, making it suitable for various beauty or grooming services should you wish to diversify.

### Location

Situated just off the ring road and A444, 31 Princes Street offers an ideal location for businesses looking to establish themselves in Nuneaton. With the vibrant town centre just a short distance away, you'll enjoy excellent access to a variety of shops, restaurants, and essential services, enhancing the appeal for both employees and customers. Nuneaton is well-connected to major towns and cities in the region. Coventry is approximately 10 miles to the south, making it easily accessible via the A444, while Hinckley is just 5 miles to the west. This central location allows for convenient commuting and collaboration with surrounding areas. Transport links are robust, with Nuneaton railway station only a 15-minute walk away, providing direct services to Birmingham, Leicester, and London. Local bus services also operate frequently from the vicinity, ensuring smooth connections to the wider area.

### Rates

The premises are listed for Business Rates and as of the 1st April 2023 Rating List has a Rateable Value of £4,900.

### VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. The landlord currently has not elected to charge VAT on the rent however the VAT position relating to the property may change without notice.

### Legal Costs

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

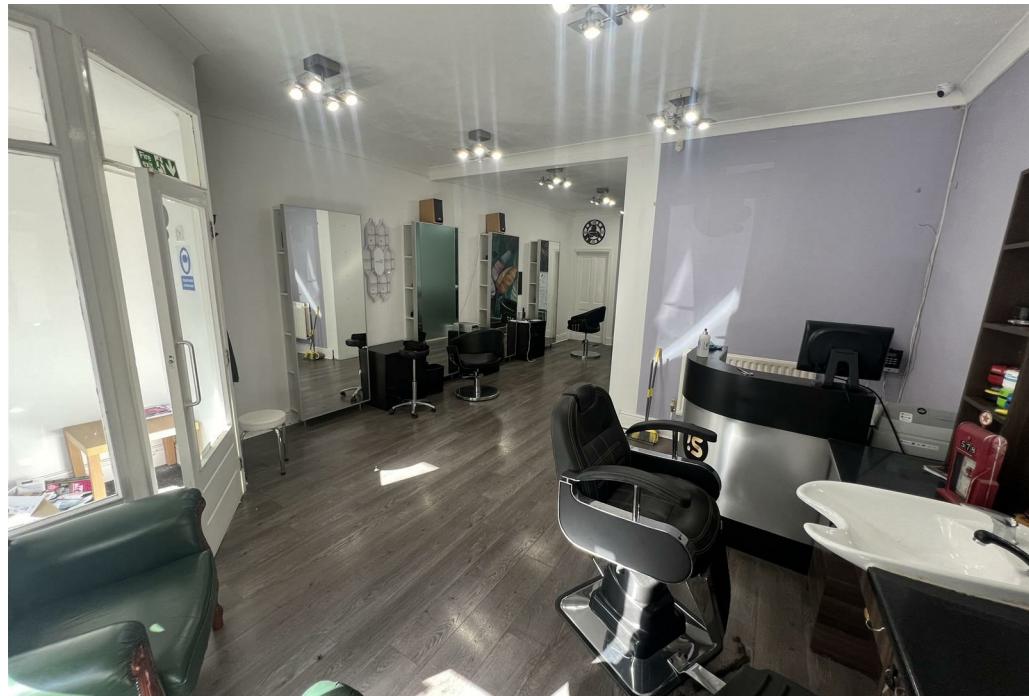
### Lease Comments

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed but a six year term is suggested with a three yearly rent review. The commencing rental will be £10,500 per annum exclusive.

### Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice



# Plan