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NAVY  
3 7619  
EDS

WARNING  
These cameras  
are under  
24 hour CCTV  
surveillance



APPOINTMENTS REQUIRED | TRADITIONAL GENTS BARBERS

OPENING HOURS  
Mon 09:00-18:00  
Tue 09:00-18:00  
Wed 09:00-18:00  
Thur 09:00-18:00  
Fri 09:00-12:00  
14:00-18:00  
Sat 08:00-18:00  
Sun Closed  
Out of Hours 07578 118607

Contemporary Indian Ta

DELIVERIES  
FOR ALL DELIVERIES TO A  
7A. CAN YOU PLEASE BRING  
THE DOWN HILL ON YOUR  
HOOKS FOR THE SAFE LINE  
WE'LL THANK YOU

7A

Abbey Green, Nuneaton, CV11 5DR

£6,000 Per  
Annum

A ground-floor retail unit in the Abbey Green area, featuring a prominent shopfront for strong visibility and footfall. It includes a front sales area, rear storage room, and W/C facilities, offering flexible use for various businesses. Located close to Nuneaton Town Centre with easy access to train and bus stations, plus on-street parking directly outside.

### **Property Description**

Situated in the heart of the Abbey Green neighbourhood shopping area, this ground floor retail unit offers an excellent opportunity for a variety of business uses. The property benefits from a prominent shop frontage, ensuring good visibility and footfall within this busy local parade.

The accommodation comprises a well-proportioned retail sales area to the front, with a rear storage room and W/C facilities. The layout provides flexibility for a range of occupiers.

Conveniently located just a short distance from Nuneaton Town Centre and within easy reach of the train and bus stations, the property enjoys strong transport links and good accessibility for both customers and staff. On-street parking is available to the immediate frontage on a first-come, first-served basis.

### **Rates**

The 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.

### **Lease Comments**

The premises are available to let on a new tenant's full repairing and insuring lease for a term to be agreed, but a six year lease is suggested, subject to an upward only rent review at the end of the third year. The commencing rental will be £6,000 per annum.

### **Legal Costs**

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

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### **Parking**

On street parking

### **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