Queens Road, Nuneaton, CV11 5JW

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

£165,000

- Vacant Or With Established Business
- 2793 sq.ft. Over Three Floors
- Offers Invited In The Region Of £165,000
- Prime Position
- Flexible Class E Use

Property Description
The three storey property has retail use at ground level.

The first and second floors have been let to McDonalds until 2063 and they are only accessed through the McDonalds restaurant next door. There is front and rear pedestrian access.

The ground floor comprises fully fitted retail space with a timber shop front incorporating double entrance doors. The retail shop has air conditioning, suspended ceilings with LED lighting and downlighters and plank vinyl floor coverings.

There is a passageway leading from the retail area to a Staffroom/Office/Stockroom with a sink unit. There is a staff toilet with wash basin and w.c.

McDonalds use the first floor as a large office and the second floor provides storage. These areas are separately assessed for rating.

A fire exit door at the rear leads into a Service Yard.

Location
The property is located in a parade position within the established town centre in a prime position next to McDonalds and close to the Ropewalk Shopping Centre main entrance.

Rates
The ground floor has a Rateable Value of £15,750. Rating Assessment will be £18,250 from April 2026. These are not the rates payable and interested parties should make their own enquiries of the Local Authority.

Legal Costs
Each party will be responsible for their own costs in connection with a sale.

VAT
VAT will be payable on the purchase price.

Sale Comments
Offers are invited in the region of £165,000 for the leasehold interest with the sub-letting of part to McDonalds. The ground floor will be vacant or the Thorntons business is available by negotiation. The seller will pay £1,250 per calendar month to the buyer from completion for a period to be agreed whilst a closing down sale takes place. The property is leasehold for 150 years from 2007. The ground rent payable is £3,000 per annum, with rent reviews every 5 years. The upper floors are let to McDonalds at £3,000 per annum, with a rent review in 2030. Further details available upon request.

Important Notes


Thorntons
Thorntons
PARK LANE

Plan