



MAY LET J F
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johnsonfellows.co.uk
FOR SALE

ABB
GATE



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ABBAY GATE
CV11 4EH

Abbey Gate, Nuneaton, CV11 4EH

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

£20,000 Per Annum

- Retail/Office Premises
- Approximately 142m²
- Central Town Centre Location
- £17,000 PA
- Rateable value of: £12,500
- Transport Links, Bus Routes & Train Station Close By

Discover a fantastic rental opportunity – a bright, contemporary commercial premises right in the centre of Nuneaton.

Extending to around 142 m², this adaptable unit is perfect for a wide range of businesses, whether you're looking for retail space or professional offices.

The property has great shop window frontage from Abbey Gate, Nuneaton. The interior has been recently redecorated, white washed and ready for business use. The first room is the main shop/office space extends to approximately 128 m². Past this, you also have access to a staff room/back office, kitchenette, W/C facilities, and an outdoor courtyard at the back

Ideal for an ambitious start-up or an established business wanting a prominent, move-in-ready base with genuine flexibility. Call us now for more information or a viewing.

Description

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Location

Abbey gate is a well-established retail destination in the heart of Nuneaton town centre, positioned along the pedestrianised retail streets that form part of the town's prime shopping area. Drawing footfall from the nearby Market Place, Abbey Street, Harefield Road, and the bus station – a major local transport hub. This central position ensures strong visibility and accessibility for both shoppers and commuters throughout the week.

Business Rates

We understand that the rateable value is currently: £21,500

Services

It is understood that electric, water and water drainage are connected to the property. All interested parties are advised to make their own enquiries with the suppliers to ensure continuity of supply.

EPC

Rated C: 52

VAT

This property is not elected for VAT

Legal costs

Each party to pay their own legal costs in association with the transaction

Important Info

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.

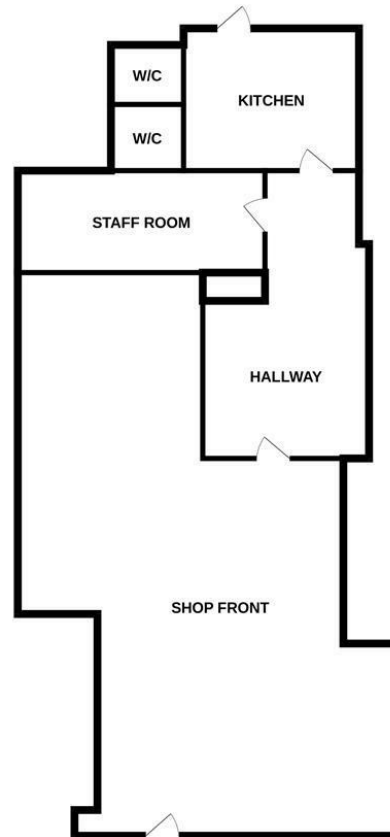
Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or 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

GROUND FLOOR
1528 sq.ft. (142.0 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only.
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