



Queens Road, Nuneaton, CV11 5JT



£50,000 Per Annum

- Substantial Retail Unit On Two Floors
- High Profile Pedestrianised Position
- Adjacent To Abbey Street Public Car Park
- Close By To The New Development

### Location

The premises are located in the commercial pedestrianised heart of Nuneaton, which is the largest town in the borough of Nuneaton and Bedworth with a borough population of 125,252 (2017 Census). The property is situated amongst a number of predominantly national concerns (WH Smith, Waterstones, Bonmarche, Thorntons, McDonald's, Betfred, HSBC, etc) and close to the entrance of The Ropewalk Shopping Centre with around 205,000sq ft of retail space and a dedicated multi-storey car park with 525 spaces (with tenants including Next, HMV, Pure Gym, etc). The premises are also well located for all other town centre amenities (including bus and railway stations) and public car parking facilities. Nuneaton is approximately 9 miles north of Coventry and 20 miles east of Birmingham. The premises sits next to the new Nuneaton BID development.

### Description

The property comprises a substantial two storey town centre building situated in a prominent location adjacent to Abbey Street pay-and-display public car park and occupying a high profile position at the head of the Queens Road pedestrianised area. The unit offers a largely open plan retail space on the ground floor with a further sales area at first floor level, together with ancillary office, storage and staff facilities.

### Rateable Value

We understand that the current rateable value is: £36,000.  
This is due to increase on April 1st 2026 to: £43,000.  
We advise to do your own due diligence regarding this information.

### Energy Performance Certificate

EPC Rating 38 B

### Services

This property is connected to all mains services, less gas

### Legal Costs

Each party will be responsible for their own legal costs.

### VAT

VAT is not elected for this property.

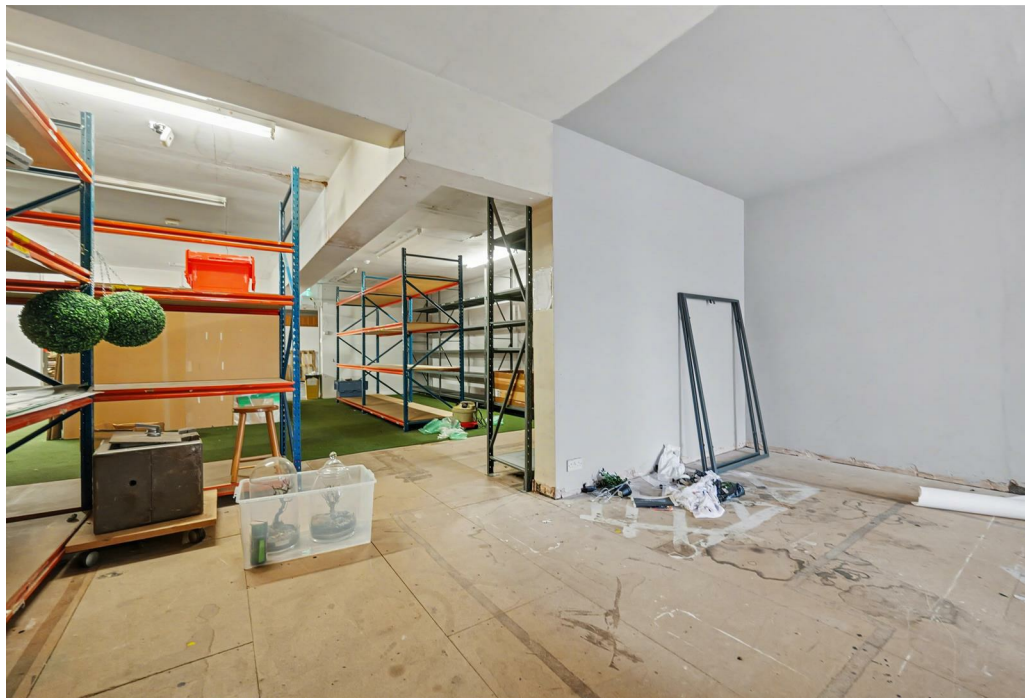
### Viewing

To arrange a viewing please contact the commercial Team on [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk) or 024 7622 8111 (Option 2)

### 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

