

**Monarch
Cleaners**

TEL: 024 7632 5376

Dry Cleaners & Laundrette

- DRY CLEANING
- REPAIRS & ALTERATIONS
- CURTAIN CLEANING
- SUEDES / LEATHERS
- WEDDING DRESSES
- COLLECTION & DELIVERY
- LOYALTY BONUSES

- LAUNDRY
- SERVICE WASHES
- QUILTS & DUVETS
- SPORTS KITS
- A/C AVAILABLE
- IRONING SERVICE

Warning
Construction Site
Keep out

Attleborough Road, Nuneaton, CV11 4JG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£15,000 Per

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- Ground Floor Retail Unit
- Prominent frontage onto Attleborough Road
- 75m² (807ft²) NIA
- Excellent transport links to Nuneaton town centre and the A444

A prominent ground floor retail unit available to let, situated on the well-established Attleborough Road. The property benefits from an attractive glazed frontage providing excellent natural light and display opportunities, making it suitable for a wide range of retail, office, beauty, medical or professional service occupiers (subject to any necessary consents). The premises occupy a highly visible position on a busy arterial route, offering excellent exposure to both passing traffic and pedestrians.

Location

The property occupies a popular trading position on Attleborough Road, east of Nuneaton town centre. The surrounding area comprises a mix of established independent retailers, local service providers and residential properties, generating regular footfall. Nearby occupiers include convenience stores, food outlets, healthcare providers and other neighbourhood businesses, with excellent access to Nuneaton town centre, the A444 and wider road network.

Description

A prominent ground floor retail unit available to let, situated on the well-established Attleborough Road. The property benefits from an attractive glazed frontage providing excellent natural light and display opportunities, making it suitable for a wide range of retail, office, beauty, medical or professional service occupiers (subject to any necessary consents). The premises occupy a highly visible position on a busy arterial route, offering excellent exposure to both passing traffic and pedestrians.

Accommodation

75m² (807ft²) NIA

Services

The property is connected to: Gas, electric, water and drainage

Business Rates

The current business rates are suggested to be: £11,000. You are advised to make your own enquiries into this.

EPC

EPC: 47 - B

VAT

This property is elected for VAT

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonbosleyknight.co.uk

Legal costs

Each Party will be responsible for their own costs in association with the transaction.

Important Information

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.

For further information please email commercial@sheldonbosleyknight.co.uk