



38-39 Abbeygate Shopping Centre, Nuneaton, CV11

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT

£20,000 Per  
Annnum

- 2606 Sq Ft
- Town Centre Location
- Available Now

- £20,000 per annum
- Double Frontage

#### **Property Description**

Occupying a prime position within the Abbeygate Shopping Centre the property comprises a double fronted, open plan retail unit which was formerly occupied as a post office.

Suitable for a variety of uses under the E use class the premises could be utilised as office, café, nursery, gym in addition to retail use (subject to Landlord's consent).

The accommodation is available immediately with the option of renting roof top parking at the Centre if required.

#### **Location**

The subject property forms part of the Abbeygate Shopping Centre which links the Harefield Road Bus Station with Newdegate Street, Abbey Street and the Market Place at the commercial pedestrianised heart of Nuneaton with the development of Graysons Place on Abbey Street delivering a Hampton by Hilton Hotel, College, Cinema, multi storey car park and other retail/leisure/hospitality facilities, which is planned to further connect Abbey Street with the main high street on Queens Road. Nuneaton is an expanding North Warwickshire market town, situated approximately nine miles north of Coventry and approximately five miles from the M6 Motorway at Junction 3 on the eastern fringe of the huge West Midlands conurbation

#### **Rates**

The rateable value as at the 2023 list is £20,750. Please note that this sum is not the business rates payable and 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. At the time of the preparation of these particulars the landlord had elected to charge VAT on the rent.

#### **Legal Costs**

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

#### **Lease Comments**

In addition to the rent a service charge is levied towards the costs incurred in maintaining the centre along with the cleaning and lighting of common parts, maintenance of the lifts and communal heating. Further details available upon request.

#### **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