



Abbeygate Shopping Centre, Nuneaton, CV11 4EL

£20,500 Per  
Annum

- £20,500 per annum
- Town Centre Location

- Flexible E Use Class
- Available Immediately

### 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 planned to further connect Abbey Street with the main high street on Queens Road.

### Property Description

Occupying a prime position within the Abbeygate Shopping Centre the property comprises a modern and open plan retail space with ancillary storage to the ground floor.

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.

### Service Charge

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.

### Rates

Tenant to make their own enquiries in relation to any business rates payable with Nuneaton Borough Council.

### 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

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

### 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