

Nuneaton - 2-3 Kingswood Centre, Kingswood Road - Shop Unit To Let

- Local parade of shops
- Parking directly adjacent
- Prominent double fronted shop

Location

Located in a local parade of shops in a popular residential area, around 2.5 miles west of Nuneaton Town Centre. Aldi are down the road, and the property has parking available directly next to the property. The adjacent occupiers include a pizza operator, fish & chips, and hair and beauty.

Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	32 ft 9 inches	9.97 m
Ground Floor NIA	1,220 sq ft	113.4 sq m

Lease

The property is held on a full repairing and insuring lease, due to expire on 31st January 2028, at a current passing rent of £15,000 pa. The lease contains a tenant only option to determine effective Feb 2023.

Planning

The property has planning for Sui Generis use, but could suit retail, financial services, office uses, etc, subject to planning – if required.

Terms

The property is available via a new sub-lease is available until 1st Jan 2023, or alternatively a new longer term lease may be available. Further details are available on request.



Business Rates

The current Rateable Value for the property is believed to be £10,250

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/MsyYuV7r9vN5SU3TA>

Link to Map / Location

<https://goo.gl/maps/r44K2Pys4yJpw7d67>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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