



Beech House  
16 The Strand  
Bromsgrove  
B61 8AB

☎ 01527 578820

info@apretail.co.uk  
www.apretail.co.uk

**NUNEATON**  
**3 Abbeygate**  
**CV11 4EH**

**PROMINENT SHOP AND**  
**UPPER PARTS**

**FOR SALE OR TO LET**

#### LOCATION

This shop is located in a prominent trading position just off the prime trading area of Queens Road and Market Place. It is adjacent to **Clintons**, opposite to **EE** and close to **Boots Opticians, CEX, Spec Savers, The Optical People, Ryman and the Abbeygate Shopping Centre.**

#### DEMISE

The building comprises of a ground floor sales area with storage, office and staff facilities to the rear. Further office accommodation is available on the first and second floors, which has its own access.

#### DIMENSIONS

Internal width front	13'	6"
Internal width maximum	16'	10"
Internal width rear	12'	9"
Shop depth	48'	9"
Ground floor office	94	sq ft
Ground floor staff/stores	120	sq ft
Ground floor sales area	817	sq ft
First floor offices	854	sq ft
Second floor offices	324	sq ft

#### LEASE

A full repairing and insuring lease will be granted for a duration of 10 years with an upward only review at the end of the 5th year.

#### RENT

£22,000 per annum exclusive

**Please note rent payments will be subject to VAT.**

#### FREEHOLD PRICE

£275,000.00



#### RATING ASSESSMENT

<b>Shop</b>		
Rateable value	£21,250.00	
Rates payable	£10,200.00	(2018-19)
<b>Office</b>		
Rateable value	£9,000.00	
Rates payable	£4,320.00	(2018-19)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

#### VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited  
Tel: 01527 578820  
Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)  
Or  
Loveitts Commercial (Ref. SRE)  
Tel: 024 7622 8111  
E-mail: [coventry.commercial@loveitts.co.uk](mailto:coventry.commercial@loveitts.co.uk)

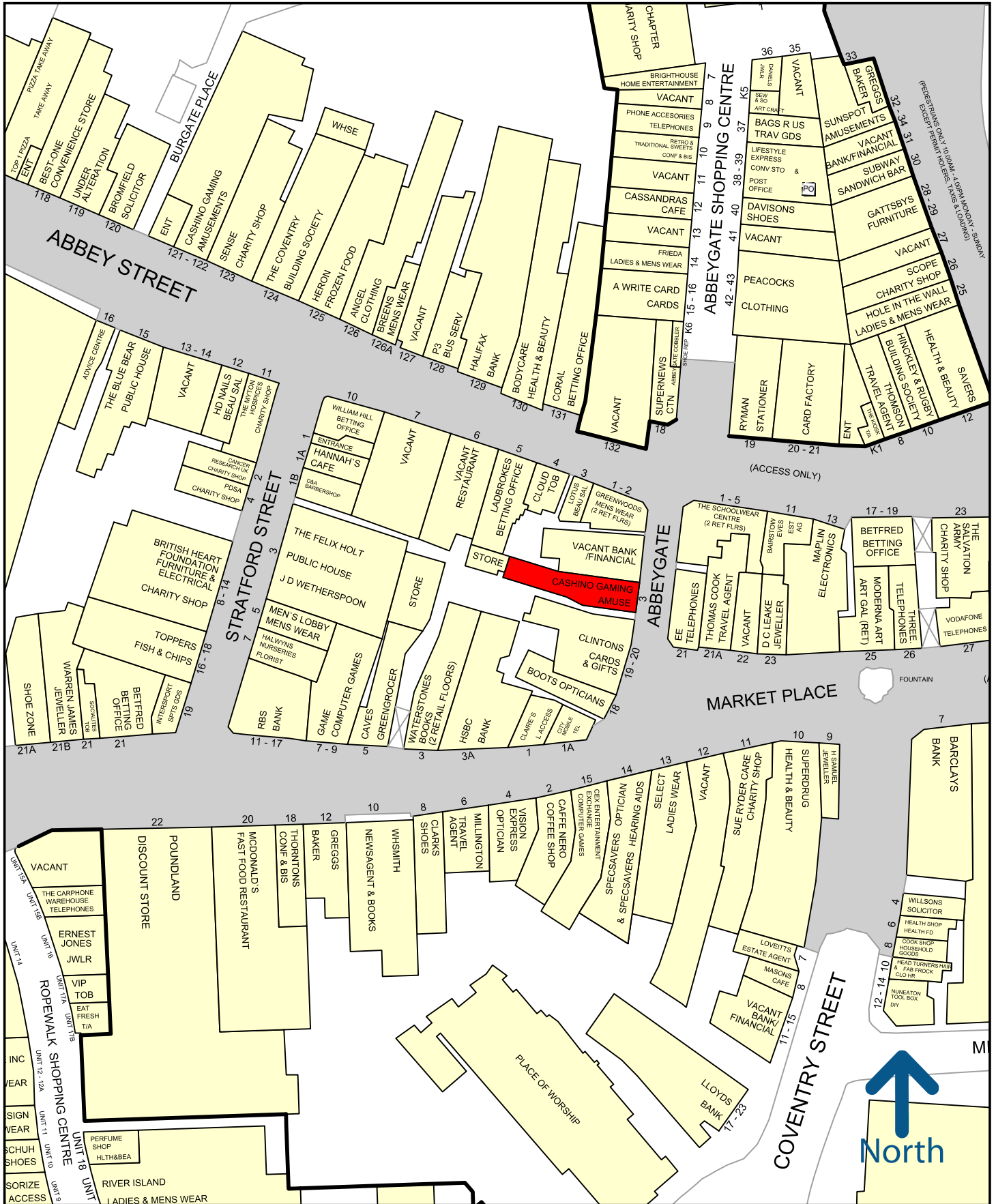
#### ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

#### All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

March 2018



Experian Goad Plan Created: 21/11/2017  
 Created By: Adam Perrey Limited

