

TO LET/FOR SALE

REDUCED PRICE

PRIME HIGH STREET RETAIL WITH UPPER FLOORS

25 Market Place, Nuneaton, Warwickshire CV11 4HS



Ground Floor Sales 929 SQ FT (86.31 SQ M) + Upper Floors

- A1/A2 Consent
- Prominent position in the heart of Nuneaton Town Centre
- Adjacent occupiers include 3, Superdrug and Poundland
- Potential Conversion of Upper Floors Subject to Planning Permission

Location

The property is situated within a prominent pedestrianised prime retail trading area in Market Place, Nuneaton Town Centre. Nuneaton is a very busy commuter town located approximately 10 miles north of Coventry.

Description

The property has an attractive façade with two entrance doors; one being the retail area main entrance, the other leading to the upper floor areas.

The ground floor sales area has been refurbished and generally provides good open plan sales area. The upper floors are available with the letting of the ground floor for office/storage space. On a sale basis the upper floors, subject to planning, lend themselves for conversion to residential apartments.

Accommodation

	sq ft	sq m
Ground Floor Sales	929	86.31
First Floor	613	56.91
Second Floor	587	54.49
Third Floor	465	43.21



Rent

Upon application.

Price

Offers based on £375,000 are invited for the freehold.

Tenure

The property is available by way of a new Full Repairing and Insuring Lease for a term to be agreed if taken as a whole.

Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has the following Rateable Value:

Ground and First Floor: £26,750

Energy Rating

C74 (Ground) E122 (Upper). EPC available upon request.

Legal Fees

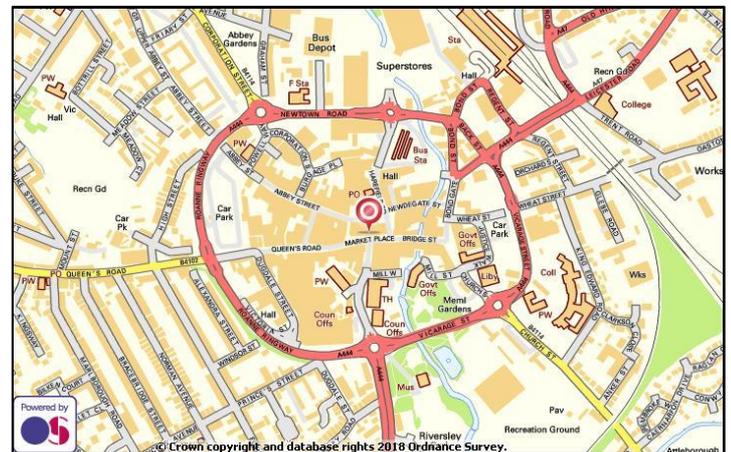
Each party to be responsible for their own legal fees incurred in the transaction.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL LIMITED
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