



# HOWKINS & HARRISON

2, Croft Mead, Ansley, Nuneaton, Warwickshire, CV10 9PX

TO LET

£495 per calendar month

A Ground Floor Commercial unit with front window display and WC facilities to the rear.

## Location

A Commercial office unit located in the village of Ansley convenient to the local towns of Atherstone, Coleshill and Nuneaton.

Junction 3 of the M6 is approximately 6 miles to the south at Bedworth. The A5 is approximately 4 miles to the north and the M69 is approximately 10 miles to the east.

## Accommodation

The property comprises an office with a display window to the front and WC facilities to the rear. This would suit someone looking for office space in a quiet village location.

Gross Internal Area (excluding the WC)  
2.5m x 4.58m + 11.45 sq m/123 sq ft.

## Planning

Interested parties are advised to make further enquiries with North Warwickshire Borough Council on 01827 715341

## Rent

£495 pcm

## Services

We are advised that the property is connected to, mains water, mains sewerage and mains electricity.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP. The Tenant will be responsible for the payment of all Services from the date of access.

## Service Charge

To be confirmed

## Outgoings

The property has a rateable value of £1,150

## EPC

E (124)

## VAT

Howkins & Harrison LLP stipulate that all prices are stated

exclusive of VAT whether or not payable.

## Legal Costs

The tenant will be responsible for the Landlords Legal Costs associated with agreeing the tenancy.

## Term

3 years with a rolling landlord and tenant break after the first 12 months

## Local Authority

North Warwickshire Borough Council

## Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 01827 721380

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## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.