



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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TO LET - PROMINENT SHOP UNIT

**19 QUEENS ROAD, NUNEATON,
WARWICKSHIRE, CV11 5JT**

Location

The unit occupies a prominent corner position on the northern side of Queens Road opposite the main entrance to the **Ropewalk Shopping Centre** which provides approximately 205,000 sq ft of retail space with 525 space multi-storey car park. Notable nearby occupiers include **Next**, **Shoe Zone**, **McDonalds** and **WH Smith**.

Accommodation

The unit is arranged over ground and first floors having the following approximate areas and dimensions:-

Gross Frontage	5.64 m	21' 9"
Return Frontage	9.07 m	29' 9"
Ground Floor Sales	71.81 sq.m.	773 sq ft
First Floor Sales	43.20 sq.m.	465 sq ft
First Floor Ancillary	37.53 sq.m.	404 sq ft

There is a wide customer staircase to the first floor which could be removed or relocated increasing the ground floor by 6.69 sq.m. (72 sq.ft.).

Tenure

The property will be available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed.

Rent

Rental offers based on £25,000 per annum exclusive are invited.

Rating Assessment

Rateable Value £24,250

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Planning

The property may be used for A1 (Retail) uses. The property may be suitable for other uses subject to Planning Permission.

Energy Performance Certificate

Available upon request.

Legal Costs

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

Viewing Strictly by appointment with the joint agents:-

Richard Ward

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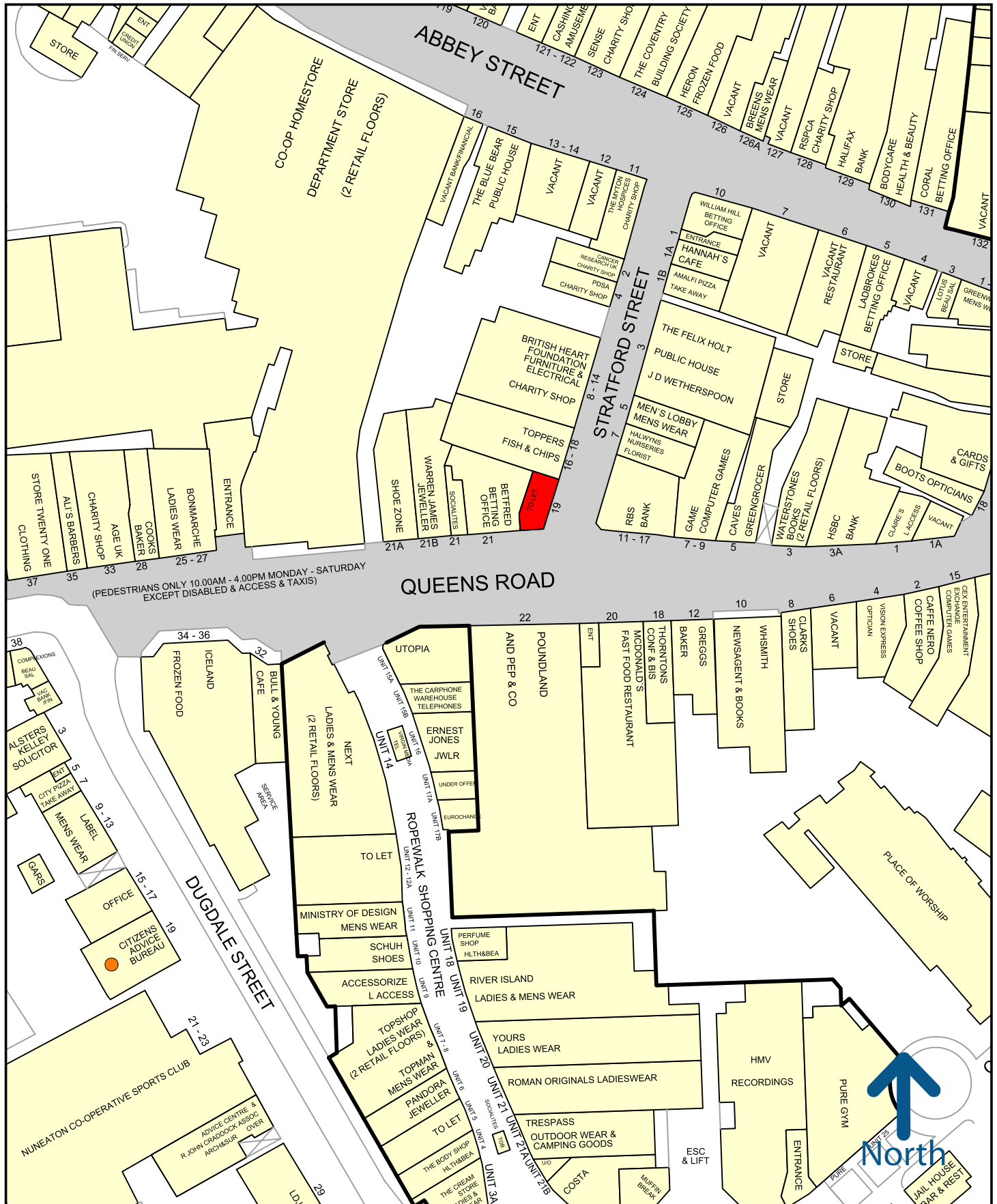
Loveitts Commercial

DD: 02476 228111

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Date prepared: March 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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Experian Goad Plan Created: 21/03/2019

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50 metres



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