



Tenure
Freehold.

Location
Nuneaton is a well established commercial centre located 20 miles east of Birmingham and 9 miles north of Coventry city centre. The town benefits from its proximity to the M6 and M69 motorways and regular rail services.

The property is located to the north of the pedestrianised Abbey Street, opposite its junction with Stratford Street. The property has easy access to the A444 and is approximately 450 metres from Nuneaton Rail Station. An entrance to the Abbeygate Shopping Centre is some 75 metres from the property.

Occupiers close by include Heron Foods (adjacent), Halifax, Sense, Ladbrokes and William Hill, amongst many others. Abbeygate Shopping Centre is home to Argos, Ryman, Peacocks, Savers and Greggs, amongst others.

Description
The property is arranged on ground and two upper floors to provide a ground floor shop presently trading as a café with a children's play area and ancillary accommodation above. The property also benefits from car parking spaces and service area at the rear.

The property provides the following accommodation and dimensions:

Ground Floor	205.00 sq m	(2,207 sq ft)
First Floor	101.00 sq m	(1,087 sq ft)
Second Floor	48.50 sq m	(522 sq ft)
Total	354.50 sq m	(3,816 sq ft)

Tenancy
The entire property is at present let to N WARREN AND JL WARREN for a term of 5 years from 1st August 2018 at a current rent of £15,000 per annum. The lease contains a tenant break after the third year (1) and contains full repairing and insuring covenants. There is a rent deposit of £4,500.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Nuneaton

126 Abbey Street Warwickshire CV11 5BZ

- **Freehold Shop Investment**
- Trading as a café with a children's play area
- Entirely let until 2023 (1)
- Well located on pedestrianised street, close to Abbeygate Shopping Centre, Heron and Halifax Bank
- Car parking spaces and service area at the rear
- Rent deposit of £4,500
- Current Rent Reserved
£15,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only.