



Tenure

Freehold.

Location

Nuneaton has a resident population of approximately 66,000 and is a well established commercial centre located 20 miles east of Birmingham and 9 miles north of Coventry city centre. The town also benefits from its proximity to the M6 and M69 Motorways and good rail services.

The property is well situated within the town centre on the pedestrianised Abbey Street, close to an entrance to The Abbeygate Shopping Centre and between Coral and Halifax.

Other occupiers close by include Poundland, Ladbroke's, Specsavers, Ryman, Co-Operative Supermarket, Burton and a Debenhams Department Store amongst many others.

Abbey Street forms part of Nuneaton Market which is held on Wednesdays and Saturdays.

Description

The property is arranged on ground and two upper floors to provide a large ground floor shop with staff and storage accommodation to the rear. The upper floors provide a self-contained gym with changing facilities at first floor level, and office/storage accommodation at second floor.

The property provides the following accommodation and dimensions:

| | | |
|----------------|--------|----------|
| Gross Frontage | 8.7 m | (28' 6") |
| Net Frontage | 6.3 m | (20' 8") |
| Shop Depth | 26.5 m | (87' 8") |
| Built Depth | 47.6 m | (156') |

| | | |
|--------------|-------------------|----------------------|
| Ground Floor | 307.9 sq m | (3,314 sq ft) |
| First Floor | 182.6 sq m | (1,966 sq ft) |
| Second Floor | 52.8 sq m | (569 sq ft) |
| Total | 543.3 sq m | (5,849 sq ft) |

Tenancy

The entire property is at present let to GR & MM BLACKLEDGE PLC (t/a Bodycare) for a term of 10 years from 13th November 2010 at a current rent of £43,000 per annum. The lease provides for a rent review at the fifth year of the term and contains full repairing and insuring covenants.

The upper floors have been sublet to The Ladies Club Limited from 13th November 2010 to 11th November 2020 at £10,000 per annum, subject to a rent review on 12th November 2015.

Tenant Information

No. of Branches: Approximately 130 throughout the UK.

For the year ended 31st December 2012, GR & MM Blackledge Plc reported a turnover of £130.7m, a pre-tax loss of £924,357 and a net worth of £18m. (Source: riskdisk.com 03.09.2013.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Nuneaton

130 Abbey Street

Warwickshire

CV11 5BZ

- **Freehold Town Centre Shop Investment**
- Entirely let to GR & MM Blackledge Plc (t/a Bodycare)
- Lease expires November 2020
- Comprising 543.3 sq m (5,849 sq ft)
- Pedestrianised town centre location close to The Abbeygate Shopping Centre & adjacent to Halifax
- No VAT applicable
- Rent Review 2015
- Total Current Rent Reserved

£43,000

SIX WEEK COMPLETION AVAILABLE

