



13 Market Place, Nuneaton, CV11 4EE

TOWN CENTRE RETAIL UNIT

Summary

Tenure	To Let
Available Size	2,691 sq ft / 250 sq m
Rent	£35,000 per annum
Rates Payable	£23,750 per annum 1 April 2023
EPC Rating	Upon enquiry

Key Points

- Town Centre location
- Self contained retail premises
- High footfall
- Available for immediate occupation

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Location

The property occupies a prominent position on Market Place, in the heart of Nuneaton town centre. Market Place forms part of the town’s main pedestrianised retail area, benefitting from strong footfall and excellent visibility. The location is well served by public transport, with Nuneaton railway station less than 0.4 miles away and numerous local bus routes operating nearby. The area also benefits from nearby public parking and strong pedestrian connectivity throughout the town centre.

Description

The property comprises a substantial retail unit arranged over ground and first floors. The ground floor provides an extensive open plan retail area, offering excellent frontage and display potential, with ancillary accommodation to the rear suitable for storage or staff use.

At first floor level the property benefits from a series of well-presented office/storage space, together with a kitchen/break room and WC facilities, providing flexible space for administrative or staff purposes.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Retail Zone A	390	36.23
Ground Floor Retail Zone B	369	34.28
Ground Floor Retail Zone C	398	36.98
Remaining Ground Floor Space	685	63.64
First Floor	849	78.87
Total	2,691	250

Tenure

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

Business Rates

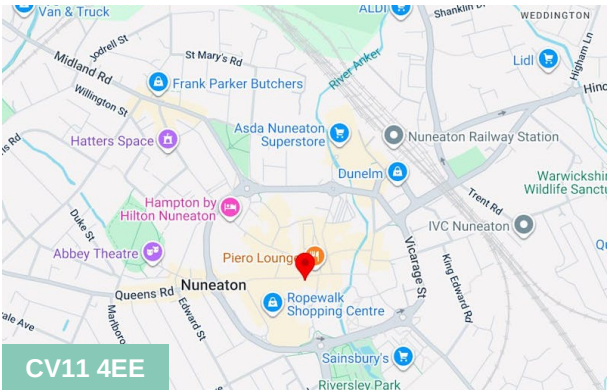
The current Rateable Value (1 April 2023) is £23,750.

VAT

We are advised that VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.



Viewing & Further Information



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