



### SITUATION

Located close to the junction with Stafford Street within this town centre retail thoroughfare which is pedestrianised during certain trading hours, amongst such multiples as **William Hill, Dominos, Heron Foods, Halifax, Bodycare, Kaspas Desserts** and a host of local traders.

Nuneaton lies on the A44 some 8 miles north of Coventry and approx. 17 miles east of Birmingham with good road links via the M6 (Junction 3) and M69 (Junction 1).

### PROPERTY

A mid terraced building comprising a **Large Ground Floor Shop** with separate front access and side access via an enclosed passageway to **Office/Ancillary Storage** at first and second floor levels. The property also benefits from vehicular access to a rear **Private Yard** for loading and parking.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	27'3"
Internal Width	26'2"
Shop & Built Depth	91'10"
Sales Area	Approx. 2,140 sq ft
WC	

#### First Floor Office/Ancillary

Area	Approx. 665 sq ft
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#### Second Floor Office/Ancillary

Area	Approx. 665 sq ft
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<b>Total Area</b>	<b>Approx. 3,470 sq ft</b>
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View along Abbey Street



VAT is NOT applicable to this Lot

FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of conditions) to **SENSE, The National Deafblind & Rubella Association as a Charity Shop (having over 100 branches)** for a term of 15 years from 24th July 2008 at a current rent of **£19,000 per annum** exclusive.

**Note: The tenant did not operate their 2018 Break Clause.**

### Vendor's Solicitors

Silks Solicitors  
Tel: 0121 511 2233 Ref: Gurdas Dhadwal  
Email: gurdas.dhadwal@silks-solicitors.co.uk

**£19,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page