



THE ONLINE  
PROPERTY  
AGENCY



18 Market Place, Nuneaton,  
Warwickshire. CV11 4EF

1,341 SqFt Freehold  
Investment Retail Unit on  
a Prime High Street  
Location

£299,999 Freehold



## PROPERTY DESCRIPTION

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### DESCRIPTION:

18 Market Place is currently let to Boots Opticians Ltd and comprises an attractive red-brick two-storey building. It provides ground floor sales and first floor ancillary accommodation.

### TENURE:

This property is Freehold

Rental Income - £1400 pcm / £16,800 p.a

Lease expiry- 2024

### VAT

We understand VAT is payable. However, it is understood the sale would be treated as a TOGC.

### LOCATION:

Nuneaton is the largest town in Warwickshire with an estimated population of approximately 86,500.

The town is located 9 miles north of Coventry, 18 miles south west of Leicester and 20 miles east of Birmingham.

Nuneaton has excellent transport connections with the A444 providing convenient access to the A5 and motorway network at Junction 3 of the M6.

The train station provides regular services to Birmingham (fastest journey time of approximately 29 minutes) and London Euston (approximately 90 minutes).

The property comprises a parade of commercial units in a prime pedestrianised trading location fronting Market Place and Queens Road.

Occupiers in the immediate vicinity include Caffè Nero, HSBC, McDonalds, WH Smith, Greggs and Clarks.

### VIEWINGS

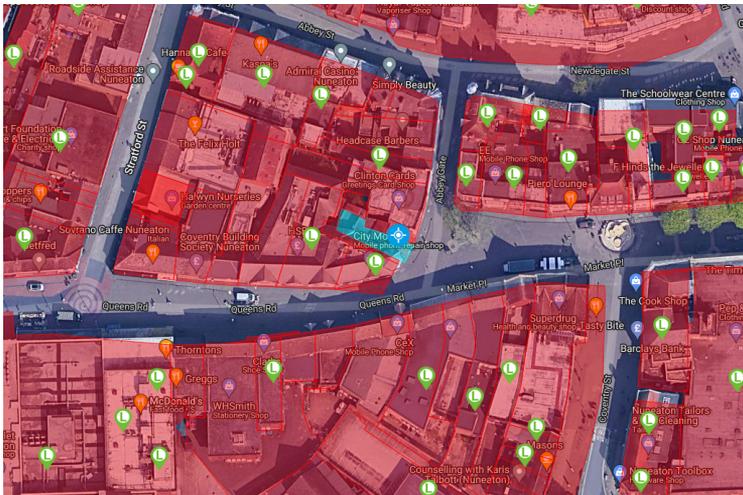
Strictly by appointment through The OPA.

## ROOM DESCRIPTIONS



# FLOORPLAN

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