



# TO LET

71 Wicliff Way, Nuneaton CV10 8NH

Rent: £8,000 per annum exclusive

- Ground Floor Retail Unit
- Local Parade Location
- Class E use
- NIA: 56.76 sq m (611 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited  
62 Regent Street, Rugby, Warwickshire, CV21 2PS

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Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS

## Location

Wicliff Way is a main estate road in the heart of the residential area of Stockingford, southwest Nuneaton.

## Description

Occupying the ground floor of a mid-terrace mixed use building and part of a local parade of shops, this self-contained retail unit has been used as a florist for the past 10 years and would suit a similar use..

The layout consist of an open plan sales area, storage office, kitchen & WC.

## Accommodation

The accommodation briefly comprises:-

Sales Area	41.85 sq m	(450 sq ft)
Office	11.54 sq m	(124 sq ft)
Kitchen	03.51 sq m	(37 sq ft)
WC		

## Services

We understand that mains electric, water and drainage services are connected to the premises.

*George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.*

## Energy Performance Certificate

Rating value of 67 within band C

## Business Rates

The rateable value in the 2017 Rating List is £4,350 and the rates payable for the year 2022/23 are £2,170.65.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Planning

We understand that the premises has planning permission for Class E Use.

## Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £8,000 per annum exclusive.

## Legal Costs

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

## Value Added Tax

The owner reserves the right to charge VAT on the rent, if so elected.

## Viewing

Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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