



SITUATION

Located at the junction with Harefield Road, occupying a prime position in the heart of this pedestrianised town centre, opposite **Savers** and **Tui** and amongst other multiples such as **Piero Lounge**, **Ryman**, **Card Factory**, **Cancer Research**, **Greggs**, **Subway** and a variety of independent retailers.

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 substantial mid terrace building comprising **2 Ground Floor Shops** (one of which has internal access to **Ancillary Accommodation** on part first floor) and separate front access to a **Self-Contained Office** on part first floor and **Residential Accommodation** on second and third floors. The property includes a passenger lift and entry-phone system.

VAT is NOT applicable to this Lot

FREEHOLD



£43,525 per annum

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

Vendor's Solicitors

Keith Harvey & Co

Tel: 01858 464 327 Ref: Sarah Collins

Email: sarah@keithharveyandcompany.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



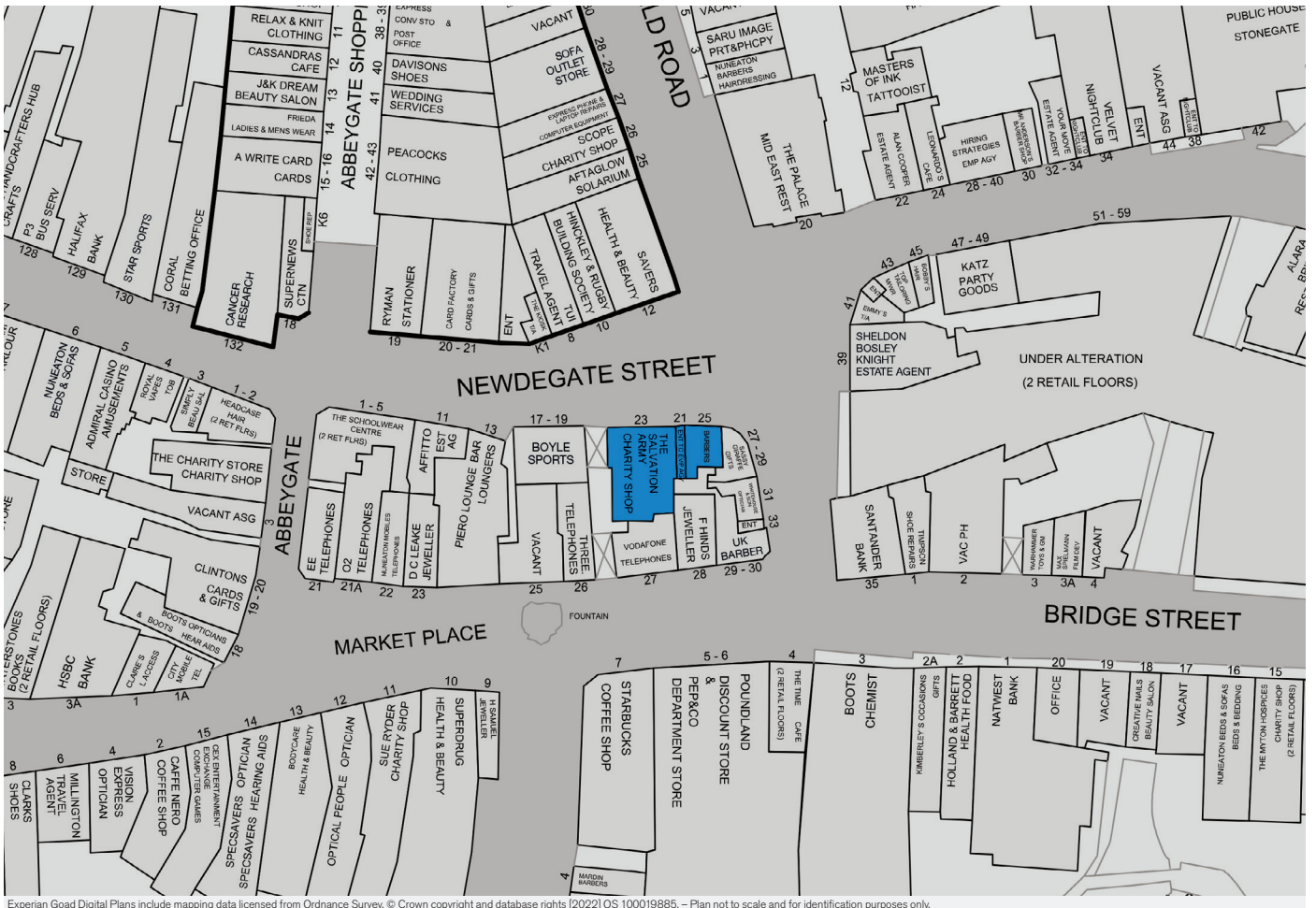
TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 21–25 (Shop & Part First Floor)	Ground Floor Shop Internal Width 33'10" (max) Shop & Built Depth 47'8" Area Approx. 1,258 sq ft Part First Floor Ancillary Area Approx. 378 sq ft WCs Total Area Approx. 1,636 sq ft	Salvation Army Trading Company Limited (Charity Shop having over 400 branches) (T/O for Y/E 31.03.2023 £73.3m, Pre-Tax Profit £6m and Shareholders' Funds £19.9m)	From 5th September 2016 to 24th March 2027 (In occupation since 2002)	£22,000	FRI by way of service charge.
No. 25a (Shop)	Internal Width 20'11" Shop & Built Depth 20'4" WC	A. Ali t/a Istanbul Barbers	10 years from 30th October 2023 (excl. s.24–28 of L&T Act 1954)	£9,925	FRI by way of service charge. Rent Reviews 2026 & 3 yearly linked to RPI. Tenant's Break 2026.
No. 21 (Part First Floor Offices)	Area Approx. 1,318 sq ft WCs	The Best Connection Group Limited (Industrial & Driving Recruitment having 85 branches) (T/O for Y/E 30.11.21 £348.55m, Pre-Tax Profit £7.38m and Shareholders' Funds £13.46m)	5 years from 28th August 2022 (In occupation since 2002)	£10,800	FRI by way of service charge. Rent Review 2025.
Nos. 21–23 (Second & Third Floors)	Residential – Not inspected.	RM Property Developments (Rugby) Limited	125 years from 25th November 2014	£800	FRI by way of service charge.
				Total: £43,525	

¹Areas taken from VOA.



The Property



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