



ehB
Reeves
commercial property experts

For Sale – Vacant Possession

Light Industrial/Former Soft Play
Centre - 7,360 sq.ft (684 sq.m)

7, Freer Street, Nuneaton, Warwickshire, CV11 4PR

Accommodation

The subject property comprises a detached light industrial unit most recently occupied as a childrens soft play centre which is now for sale with Vacant Possession. The accommodation is constructed in two interconnected phases. Firstly there is a period north light workshop having brick elevations and timber roof trusses and a clear height of 3.8m. Adjoining is a more traditional workshop having a clear height of 4.6m to the underside of a steel truss roof. This unit includes a roller shutter door to the front elevation and an integral WC block.

The accommodation includes high level lighting, gas fired blower heating and some gas fired radiator heating. In addition there is a small kitchen area with some catering equipment.

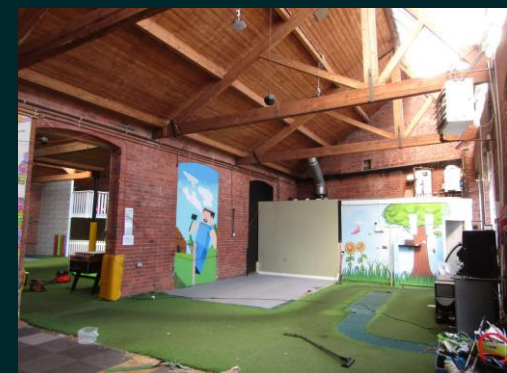
To the front is a generous paved car park with approximately 16 spaces.

In total the accommodation has a gross internal area of 7,360 sq.ft. (683.8 sq.m.)

The total site area is approximately 0.31 acres.

Location

The subject property is located in the Attleborough area of Nuneaton to the south-east of the town centre. Whilst the property is accessed from Freer Street it enjoys a high degree of visibility from the main A4254 which links the town centre to the nearby Attleborough Fields Industrial Estate. Freer Street is a one way street accessed from The Green and exiting onto the B4114 Lutterworth Road. The property therefore enjoys excellent connectivity to the town centre as well as nearby commercial centres.



Tenure

The property is For Sale Freehold and with Vacant Possession.

Services

All mains services are connected to the building although interested parties should rely on their own survey and enquiries in this regard.

EPC D-84

Planning

Until recently the property was occupied as a childrens soft play centre. Prior to that the property was in an industrial use. It is assumed therefore to have an established planning consent under Use Class E. Prospective purchasers should however make their own enquiries of the local planning authority in this regard.

Price

We are instructed to seek offers in excess of £650,000 for the Freehold interest.

VAT

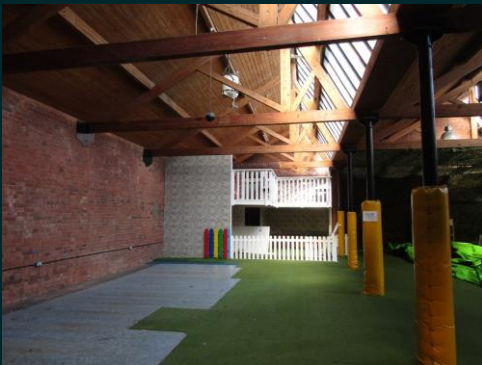
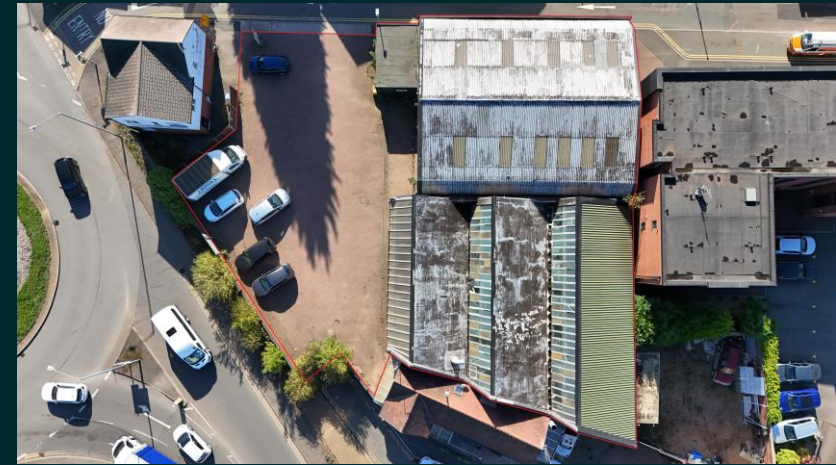
VAT is applicable to this purchase and will be charged at the standard rate.

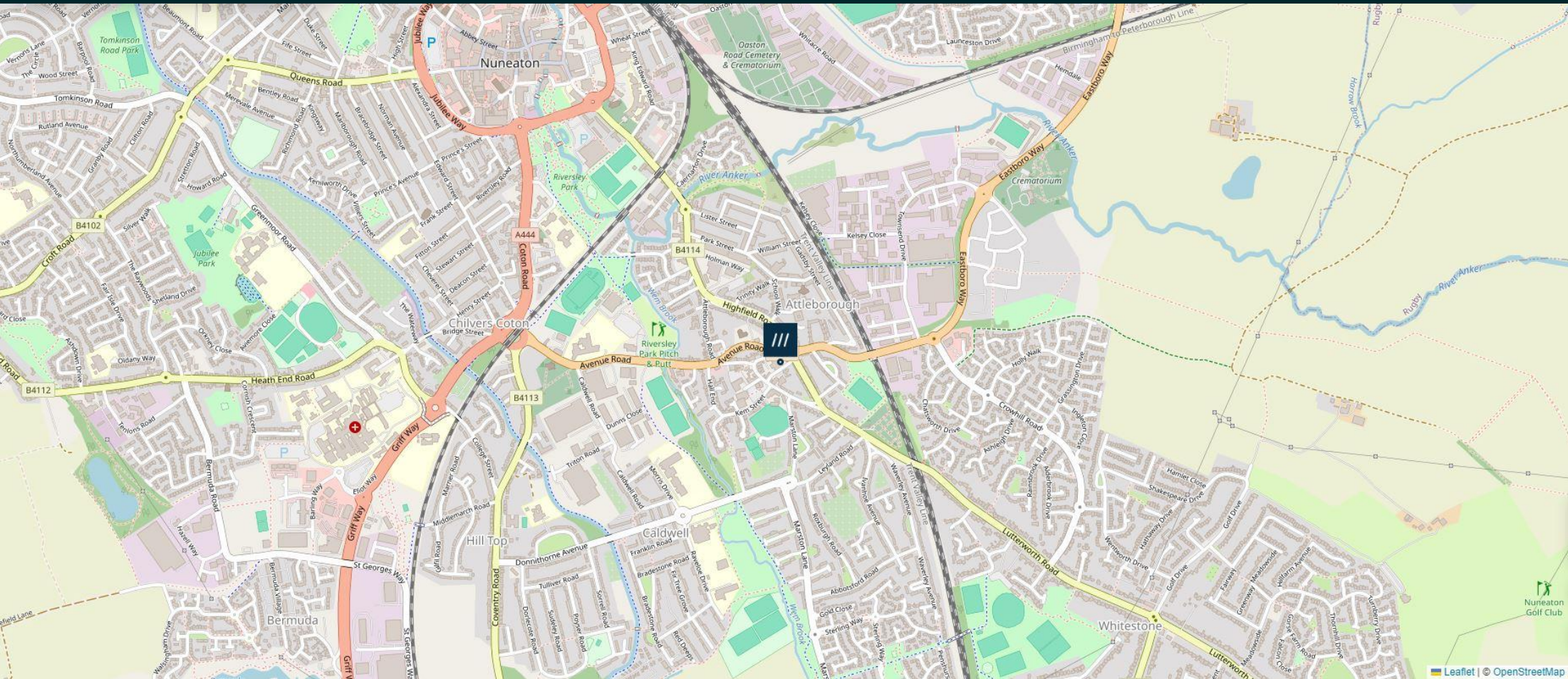
Rates

The rateable value for the current year is £54,500.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.





3 Olympus Court
 Olympus Avenue
 Tachbrook Park
 Leamington Spa
 CV34 6RZ

For viewing arrangements, contact:

Oliver Shelley 01926 888181

oliver@ehbreeves.com/ehbreeves.com

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