

9-11 Merevale Avenue | Nuneaton | CV11 5LX

Former builders merchant for lease – suitable for trade counter, showroom, storage or roadside retail use (STP)

299.7m² (3,225ft²)
(Plus Rear Yard of 12,271ft²)

- Detached roadside retail/trade counter premises
- Additional warehouse/storage shed accommodation
- Roller shutter loading access
- Prominent frontage onto Merevale Avenue
- Extensive on-site parking and loading provisions
- Secure self contained site
- Established commercial and residential catchment
- Immediate access to Nuneaton town centre and A444



TO LET



Location



Gallery



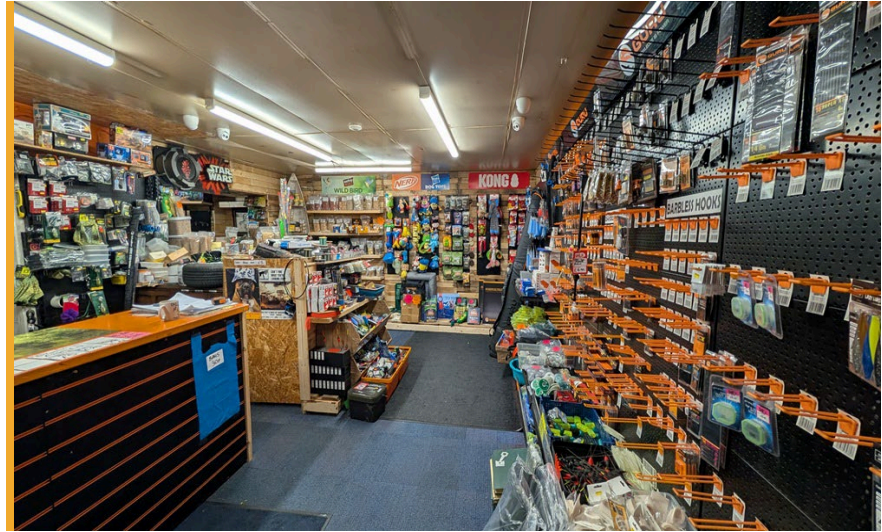
Contact



Location

The property occupies a prominent roadside position on Merevale Avenue within an established mixed-use area of Nuneaton. The surrounding locality comprises predominantly residential housing together with a range of independent commercial occupiers and roadside businesses.

Nuneaton town centre lies approximately 1 mile to the north east with the property benefitting from convenient access to the A444, providing onward connectivity to the M6, Coventry and the wider Midlands motorway network. The location offers strong accessibility for both local customers and regional operators seeking an affordable trade counter or storage facility within Warwickshire.



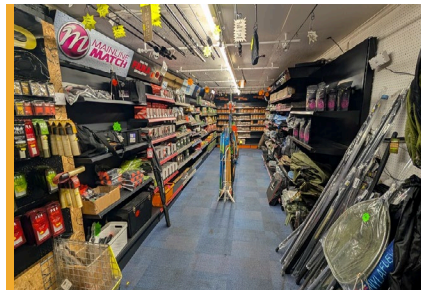
Floor Area

From measurements taken on site the space comprises:

Description	M ²	Ft ²
Retail Unit	162.0	1,743
Shed/Storage	137.7	1,482
Total	299.7	3,225

The yard area extends to 1,140m² (12,274ft²).

(This information is given for guidance purposes only)





Location



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Description

The property comprises a detached retail and trade counter premises positioned on a substantial self-contained site fronting Merevale Avenue in Nuneaton. The accommodation currently trades as a specialist fishing and pet supplies retailer but would suit a variety of alternative retail, trade counter, storage and commercial uses, subject to the necessary consents.

Internally, the retail accommodation provides a series of interconnected sales areas fitted with suspended lighting, display shelving and customer counter facilities. To the rear of the site is a separate warehouse/storage building benefiting from roller shutter access together with additional ancillary storage space.

Externally, the property benefits from a large surfaced yard area providing generous parking, loading and open storage capability. The site offers strong operational flexibility for occupiers requiring external circulation, storage or vehicle access.

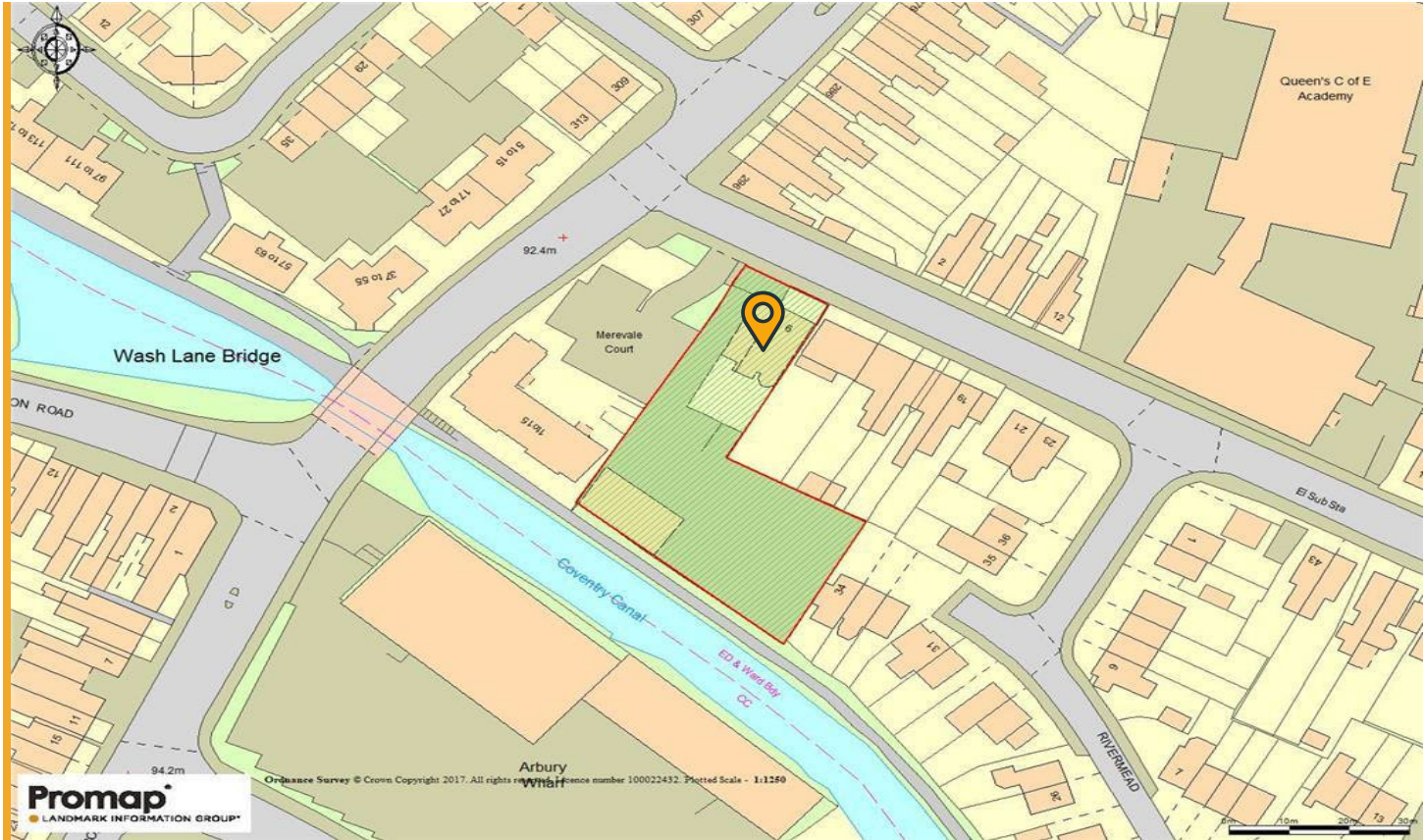
Rent

The rent is available on request.

Business Rates

The business rates for the property are available on request.







Location

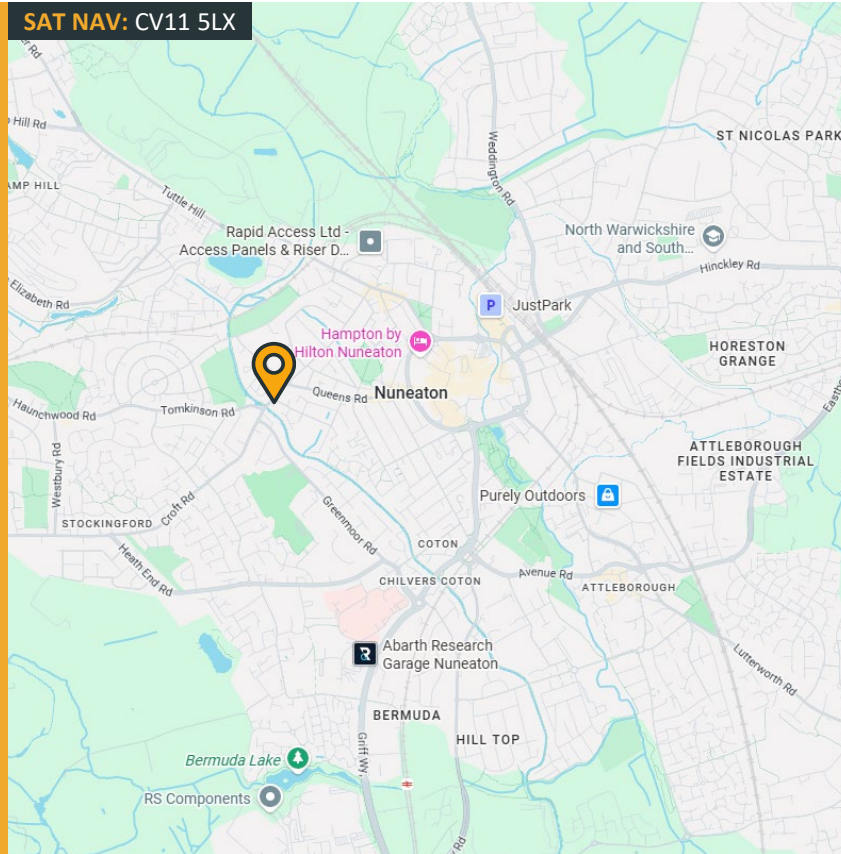


Gallery



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SAT NAV: CV11 5LX



VAT

We understand that VAT will be applicable, further details available upon request.

EPC

The property's EPC Rating is available on request

Legal Costs

Each party are to bear their own costs in this transaction.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Caine Gilchrist

07538 606880

caine.gilchrist@fhp.co.uk

Oliver Daniels

07887 787892

doug@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

First Floor
122-124 Colmore Row
Birmingham, B3 3BD

fhp.co.uk

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.