



Dugdale Street, Nuneaton, CV11 5QJ

£12,000 Per
Annum

- Prime town centre location
- 645ft² (60m²)
- Strong pedestrian footfall
- Ideal for a variety of uses (STPP)

Location

The property occupies a prominent position on Dugdale Street in Nuneaton town centre, close to Queens Road and the Ropewalk Shopping Centre. The surrounding area comprises a mix of retail, leisure and service occupiers, benefiting from strong pedestrian footfall and excellent transport connections.

Description

A prominently positioned town centre retail unit situated within an established area of Nuneaton. The property benefits from an attractive frontage onto Dugdale Street and is suitable for a variety of retail, leisure, office, clinic, beauty, and service-based occupiers, subject to the necessary consents. The unit occupies a highly accessible location just off Queens Road, Nuneaton's principal shopping thoroughfare, and within easy walking distance of the Ropewalk Shopping Centre, creating strong pedestrian flow throughout the day. The surrounding area comprises a mix of national retailers, independent businesses, professional services, food and beverage operators, and leisure uses. The property offers an excellent opportunity for occupiers seeking a town centre presence within one of Warwickshire's key market towns. in a well-established trading location.

Accommodation

645ft² (60m²)

Services

Connected services: Electricity, Water, and Drainage

EPC

EPC Rating: D - 86

Business Rates

Business rates: TBC

VAT

This property is not elected for VAT

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Information

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Plan