



FOR SALE

258-264 Queens Road, Nuneaton
CV11 5LY

Guide Price - £250,000 Freehold

- Mixed-Use Investment Opportunity
- Popular Location
- Some updating required to Residential Parts
- To be Sold Subject to the Existing Occupations

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



Location

The property is located on the junction of Queens Road and Manor Court Road, with the property fronting the mini roundabout at this junction.

Nearby occupiers include a Sainsbury's Local, Pizza Hut delivery and within a densely populated residential area.

Nuneaton Town Centre retail area is around 1 mile distant.

Description

The property is thought to date from the 1900's and is thought to have comprised 4 terraced units that have since been cojoined, with upper floors also combined across original party walls to create the flat accommodation.

Construction is of traditional design and materials with brickwork walling under a pitched and tile covered roof.

There is a garden to the rear, which historically was cleared to provide parking, but access is narrow and restricted. The area is no longer in use and is overgrown.

Accommodation

The accommodation briefly comprises (GIA): -

Ground Floor

258/260 – Shop unit with workshop/storage – 78.1 sq m

262 – Retail unit – 15.5 sq m

264 – Retail unit – 24.8 sq m

First Floor

Flat 1 – Sitting Room/Kitchen, Bedroom, Shower Room

Flat 2 – tbc

Flat 3 – Kitchen, Lounge, 2 Beds, Shower Room

Flat 4 – tbc

Business Rates and Council Tax

Interested parties to make their own enquiries with the Valuation Office Agency (VOA) and Local Council.

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.

Tenure

The property is available freehold, subject to the existing occupations. The property as of February 2026 produces a total income of £24,840 per annum. A tenancy Schedule is available on request. Expenditure will be required before re-letting parts.

Services

We understand that mains' services are available nearby. Prospective purchasers should make their own enquiries regarding provision of services to the site.

Planning

The property is understood to be of mixed use consisting of planning use classes E and C.

Energy Performance Certificate

The Energy Performance Certificates will be available on request.

Price

Offers are invited for the freehold interest, subject to the existing occupations, at a Guide Price of £250,000.

Legal Costs

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

VAT

The owner reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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