



# TO LET

67 Wiclif Way Nuneaton CV10 8NH

Rent: £9,000 per annum exclusive

- Ground Floor Retail Unit
- Within a Local Parade
- Class E use
- NIA: 52.95 sq m (570 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

**George and Company (Surveyors) Limited**  
62 Regent Street, Rugby, Warwickshire, CV21 2PS

**Tel:** 01788 554455

**Email:** [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)

**Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS

## Location

Wiclif Way is a main estate road at the centre of the Stockingford residential area, approximately 2 miles west of Nuneaton town centre.

## Description

Occupying the ground floor of an end of terrace, mixed using building and part of a local shopping parade, this self-contained retail unit has been used as a beauty salon for the past 15 years and would suit a similar use.

The layout consists of a reception area, multiple treatment rooms, kitchen and WC.

## Accommodation

The accommodation briefly comprises: -

Reception	16.57 sq	(178 sq ft)
Treatment Room 1	14.22 sq m	(153 sq ft)
Treatment Room 2	07.29 sq m	(78 sq ft)
Treatment Room 3	05.46 sq m	(59 sq ft)
Treatment Room 4	03.51 sq m	(38 sq ft)
Kitchen	05.63 sq m	(61 sq ft)
WC		

## Services

We understand that mains electric, water and drainage services are connected to the premises.

*George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.*

## Energy Performance Certificate

An EPC has been requested and will be available on completion of a new lease.

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.

## Business Rates

The rateable value in the 2023 Rating List is £5,700 and the rates payable for the year 2023/24 are £2,850.

## Planning

We understand that the premises has planning permission for Class E Use.

## Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £8,500 per annum exclusive.

## Legal Costs

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

## Value Added Tax

The property is not elected for tax and VAT will not be charged on the rent.

## Viewing

Strictly and only by prior arrangement through the sole agents:

### George and Company (Surveyors) Ltd

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Rugby CV21 2PS

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Email: [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)

