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FOR SALE

PROMINENT FREEHOLD PUBLIC HOUSE



Cock & Bear

Queens Road, Nuneaton CV11 5LZ

- ▼ Site Area 0.35 acres
- ▼ 2 Bars, 2 Lounge/Game Rooms
- ▼ 4 bed Living accommodation at first floor
- ▼ Substantial car park
- ▼ Potential for alternative uses (subject to planning)
- ▼ For sale freehold with vacant possession

wards

01455 251771
www.wardscommercial.co.uk

Cock & Bear

Queens Road, Nuneaton CV11 5LZ

LOCATION

Nuneaton is a busy market Town in north Warwickshire with a population in the order of 71,530 (Local Authority 112,961). There are good local road communications with the M69 at Hinckley and the M6 at Bedworth. The subject property is located at the junction of Queens Road and Beaumont Street. Queens Road is generally made up of secondary or tertiary retailers, whilst Beaumont Street itself is principally residential in nature. The prime retailing of Nuneaton town centre is situated a short way along to the east inside the Roanne Ringway.

DESCRIPTION

The Cock & Bear is a prominent detached public house premises constructed of solid brick work surmounted in a pitched and hipped tile roof. The accommodation offered is laid out over basement, ground and first floor levels with a separate outbuilding for storage. To the rear of the property is a small garden with a large car park to the left hand elevation of the building.

PLANNING

We understand the property benefits from A4 use but would recommend all interested parties make their own enquiries with the Nuneaton & Bedworth Borough Council. The property could be used for an alternative use subject to planning.

BUSINESS RATES

According to the valuation Office Agency website, the rateable value of the property under the 2010 assessment is £22,000.

SERVICES

We understand that water, drainage, gas and electricity are connected or available to the property. Interested parties are advised to check this position with their advisors/contractors.



PRICE

Offers in excess of £250,000. VAT: All figures quoted do not include VAT which may be payable at the current prevailing rate.

MEASUREMENTS

In more detail the property provides the following approximate gross internal floor areas:

Ground Floor 2348 sq ft (218.1 sq m)

First Floor 2133 sq ft (198.1 sq m)

Basement 527 sq ft (48.9 sq m)

Outbuilding 1228 sq ft (114.0 sq m)

GENERAL NOTES

Local authority: Nuneaton & Bedworth Borough Council, Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA telephone 02476 376376

VIEWING

Strictly by appointment with the sole selling agents, Ward Surveyors

Vernon Ward

Email: vward@wardsurveyors.co.uk

Telephone 01455 251771 extension 3

Ben Moore

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