1 Bridge Street

Nuneaton, CV11 4DZ

SHEPHERD COMMERCIAL

TO LET

1,163 SQ FT
(108.05 SQ M)

£12,000 PER ANNUM

Prominently located retail unit in Nuneaton town centre.

- Immediately available
- Town centre location
- New lease
- Self-contained retail unit on ground, first & second floors

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Nuneaton, CV11 4DZ

SHEPHERD COMMERCIAL

Summary

Available Size	1,163 sq ft / 108.05 sq m
Rent	£12,000 per annum
Rates Payable	£4,945 per annum Based on VOA list as from 1st April 2026
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC	Upon enquiry

Description

The property comprises a centrally-located retail unit between Santander and The George Eliot in Nuneaton town centre. It provides a ground floor retail area with storage and staff amenities; and ancillary accommodation on first and second floors that could be used for storage or possibly ancillary use to the main use of the ground floor space.

Location

The property is located at the heart of Nuneaton town centre and close to the major redevelopment of the town'd former Debenhams store.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales area	376	34.93	Available
Ground - Storage	73	6.78	Available
1st - Ancillary/storage	425	39.48	Available
2nd - Ancillary/storage	289	26.85	Available
Total	**1,163**	**108.04**	

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