

TO LET

Abbey Street Nuneaton, CV11 5BZ

Rent PA: £19,750

Area: 4,025 sqft (374 sqm)

- Superior First Floor Offices
- Imposing Town Centre Period Building
- In the Commercial Heart of Nuneaton
- Totalling About 373.91m² (4,025 ft²) m²
- Secure Car Parking at Rear



LOCATION:

The premises are located in the commercial pedestrianised heart of Nuneaton, which is the largest town in the borough of Nuneaton and Bedworth with a population of 71,000 (Census 2001) and a catchment extending to around 120,000.

The property is situated amongst a number of predominantly national concerns and conveniently situated for the town's Abbeygate and Ropewalk Shopping Centres. The premises are also well located for all town centre amenities (including bus and railway stations) and public car parking facilities.

Nuneaton is approximately nine miles north of the City of Coventry and twenty miles east of Birmingham. The property is also conveniently situated for the national motorway network - access to the M6 Motorway (Junction 3), is about 5 miles to the south via the A444, with the M69 (about 6 miles north-east via the A5 trunk road).

DESCRIPTION:

The premises comprise a self-contained suite of first floor offices with their own ground floor entrance hall off Abbey Street. The accommodation forms part of the imposing former Scala Theatre building, which was constructed in 1914 and formally opened the following year. The suite also benefits from secure car parking for up to five vehicles at the rear.

SUMMARY OF FLOOR AREAS:

| | AREA SQFT | AREA SQM |
|--------------|--------------|------------|
| Floor Area | 4,025 | 374 |
| TOTAL | 4,025 | 374 |

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

SERVICES:

All mains services are understood to be available, subject to connection charges by the utility companies. Gas central heating. No tests have been applied.

TERMS:

The suite is available on an under-lease for a term by agreement which will be drawn on effective full repairing and insuring terms. Any letting will be outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction, including Stamp Duty and VAT, if applicable, including the freeholder's legal and surveyor's costs for approval of the under-letting.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT, if applicable.

RATEABLE VALUE:

The building is currently assessed as a whole for business rates purposes and will therefore be re-assessed once any letting of the first floor is completed.

EPC RATING: C

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **commercial@loveitts.co.uk**