

LOVEITTS

COMMERCIAL PROPERTY SERVICES

29 Warwick Row, Coventry CV1 1DY

Tel: 024 7622 8111

loveitts.co.uk

Offices also at:
Leamington Spa • Nuneaton

TO LET

Bond Street Nuneaton, CV11 4DA

Rent PA: £6,500

Area: 484 sqft (45 sqm)

- Corner Positioned Commercial Premises
- Suitable for A1 Retail/Office Use
- Extended Flexible Accommodation
- Direct Frontage Onto Bond Street
- First Floor Offices Available



Loveitts Ltd - Registered Office: 3Mc Middlemarch Business Park, Siskin Drive, Coventry CV3 4FJ
Registered in England & Wales Company no. 7558151
Regulated by RICS

LOCATION:

The subject property occupies a busy main road position facing directly onto Bond Street immediately adjacent to Nuneaton Bus Station and close to the commercial heart of the town and also the Railway Station.

The property therefore enjoys good prominence to passing traffic in a town centre location where retail and office users are both well represented.

DESCRIPTION:

The property comprises a corner positioned commercial unit which has been extended from the original and considered particularly suitable for use as an A1 retail shop/hairstressing - beauty salon or alternatively as an A2 office given the convenience of the location close to the commercial heart of Nuneaton.

The property, which has decent natural lighting with windows on three sides (including windows overlooking the River Anker at the rear) consists of main sales area/office with separate kitchen and w.c. facilities.

The premises are now available on lease on terms to be agreed.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Main Sales Area/Offices	389	36
Kitchen	95	9
TOTAL	484	45

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 the letting.

SERVICES:

Mains water, drainage and electricity are connected. No tests have been applied.

TERMS:

The property is available to lease on effectively full repairing and insuring terms by way of service charge at a rental of £6,500 per annum (not negotiable) exclusive (reduced from £7,250 per annum for immediate letting). In addition, there is also the possibility of leasing the first floor offices as part of the demise. Flexible lease terms are available but a minimum three year lease commitment is being sought.

LEGAL COSTS:

The ingoing tenant is to be responsible for the lessor's legal costs incurred in this case including Stamp Duty payable on the counterpart lease and VAT as appropriate.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these details (May 2018) the Landlord had not elected to charge VAT on the rental.

RATEABLE VALUE:

TBC

EPC RATING: C

CONTACT:

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