

TO LET

Deacon Street Nuneaton, CV11 5SQ

Rent PA: £10,000

Area: 785 sqft (73 sqm)

- Detached Bungalow Former Day Nursery
- Other Uses Subject to Consents
- Located in Established Residential Area
- Ample Gated Parking
- Rent £10,000 pa



LOCATION:

The property is located in an area of mixed but predominantly residential development in the Chilvers Coton district of Nuneaton being easily accessed off Edward Street within a quarter of a mile of Nuneaton Town Centre with its attendant amenities.

DESCRIPTION:

The property comprises former bungalow premises most recently trading as a children's day nursery. Constructed principally of brick set beneath a hipped tile roof the property also benefits from gated gravel parking at the side of the building. There is a lawned area at the rear together with a surfaced play area.

The single storey accommodation briefly comprises: Entrance Porch; Inner Hallway; Cupboard; Disabled WC; Front Nursery Area; Middle Nursery Area including Kitchen; Children's WC; Rear Lobby; Office; Rear Nursery Area.

The premises lend themselves to a variety of uses, subject to obtaining any necessary consents.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Floor Area	785	73
TOTAL	785	73

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:

Mains water, drainage, gas and electricity are understood to be installed to the property, subject to connection charges by the utility companies. A gas-fired central heating system is installed, comprising a Worcester Combi boiler together with hot water radiators. No tests have been applied.

TERMS:

The premises are available to let on a new tenant's full repairing and insuring lease for a term by agreement, but a six year lease, subject to an upward only rent review at the end of the third year is suggested, at a commencing rental of £10,000 per annum.

LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

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 (April 2018), the landlord had not elected to charge VAT on the rent.

RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is:- Rateable Value (2017 List): £7,500. Please note that this is not the Rates Payable and prospective occupiers are recommended to make their own enquiries with the Local Authority for verification of the rateable and confirmation of the rates payable.

EPC RATING: C

CONTACT:

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

