

## TO LET

### Newdegate Place Nuneaton, CV11 4EZ

Rent PA: £18,500

Area: 1,642 sqft (153 sqm)

- Former Salon Premises
- Other Uses Subject To Consents
- Arranged On Two Floors
- Attractive Period Building
- Town Centre Location



## LOCATION:

The property fronts Newdegate Place, just off pedestrianised Newdegate Street, in the commercial heart of Nuneaton, which is the largest town in the borough of Nuneaton and Bedworth with a population of 86,552 (2011 Census) and a catchment extending to around 120,000. Neighbouring occupiers include a number of national (e.g. Debenhams) and local retailers, financial and professional concerns (including several estate agents), etc. The town's bus and railway stations are nearby and the property is also well located for all other town centre amenities and public car parking facilities.

## DESCRIPTION:

The premises comprise an attractive period building offering well appointed accommodation arranged on two floors. The ground floor effectively provides for an open plan arrangement with three rooms and a kitchen on the first floor. There are toilet facilities on both levels. The property has until recently traded as a hair/beauty salon, but is considered suitable for a variety of other uses, subject to obtaining any necessary consents. Prospective occupiers should however rely on their own enquiries with the Local Authority as to whether planning permission is necessary for their proposed use.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	855	79
First Floor	787	73
<b>TOTAL</b>	<b>1,642</b>	<b>153</b>

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:

All main services are understood to be installed to the property, subject to connection charges by the Utility Companies. There is a gas-fired central heating system. No tests have been applied.

## TERMS:

The premises are available to let on a tenant's full repairing and insuring lease for a term by agreement, but a six year lease, subject to an upward only review at the end of the third year, is suggested, at a commencing rental of £18,500 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 the preparation of these details (November 2018) the Landlord had 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) £12,500. Please note that this is not the rates payable and any prospective occupiers are recommended to make their own enquiries with the Local Authority for verification of the Rateable Value and confirmation of the rates payable.

## EPC RATING: D

## CONTACT:

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