

# OPENING DOORS SINCE 1843

Loveitts est. 1843  
COMMERCIAL



Area  
299.89 sqm - 3228 sqft



Rent  
£35,000 per annum



Use  
Character Grade II Listed Building



Planning  
Flexible E Use Class



Location  
Prominent Town Centre  
Corner Position

# TO LET

7 Market Place, Nuneaton CV11 4EB

## Location:

The property occupies a prominent corner position at the commercial heart of Nuneaton fronting directly onto the pedestrianised Market Place with an extensive return fronting onto Coventry Street which is also pedestrianised.

This is a prime Nuneaton retail pitch with a strong pedestrian footfall. Retail drivers in the immediate area include Boots, Poundland, Superdrug, Cafe Nero, F Hinds Jewellers and Specsavers.

The town's main Rope Walk Shopping Centre is also close by together with a number of Pay & Display public car parks.

A Goad plan showing the neighbouring commercial businesses is attached to our Joint Agents marketing particulars within the Property Documents "Other" link below.

## Description:

The property comprises a most attractive character corner positioned Grade II listed commercial building previously a banking hall with basement but considered suitable for a variety of E use class uses including including retail, professional offices, coffee shop, restaurant, indoor sports and fitness, day centre, nursery or medical/health service uses.

The property offers high to floor ceilings, good glazing and excellent natural internal light at ground floor level and benefits from part air conditioning (not tested).

## Floor Area:

	AREA SQFT	AREA SQM
<b>Basement</b>	444.00	41.25
<b>Ground Floor</b>	2,784.00	258.64
<b>TOTAL</b>	<b>3,228.00</b>	<b>299.89</b>

## Services:

Mains water, drainage and electricity are connected with air conditioning previously provided in part.

No tests have been applied.

## Rateable Value:

The property is included on the 2017 Rating List with a Rateable Value of £54,500, but is now to be re-assessed.

## Terms:

The property is available to lease on a full repairing and insuring lease by way of service charge for a term of years to be agreed but a new 10 year lease is proposed with a rent review/tenant break clause after 5 years.

The commencing rent will be £35,000 per annum.

## VAT:

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

## Legal Costs:

Both parties to be responsible for their own legal fees in this case.

## Property Documents:

Property Plan:

EPC:

Planning Information:

Video Link:

Other: [Click here](#)

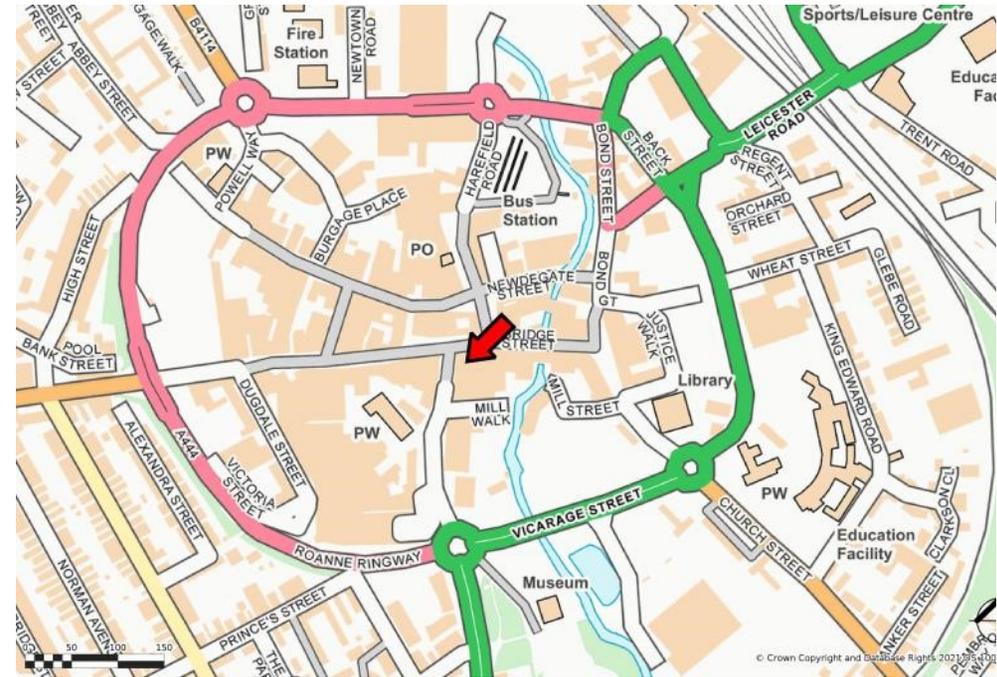
## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

RK Real Estate

[ryan@rkrealestate.co.uk](mailto:ryan@rkrealestate.co.uk)



29 Warwick Row, Coventry CV1 1DY  
**024 7622 8111 (option 2)**  
[loveitts.co.uk](http://loveitts.co.uk)

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