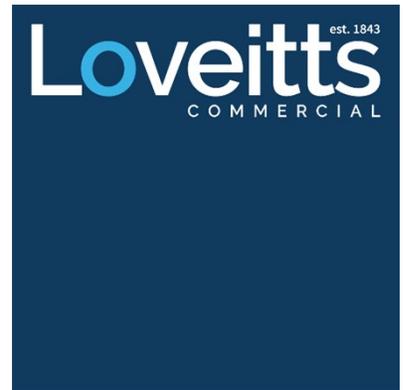


# OPENING DOORS SINCE 1843



Area  
29.6 sqm (315 sqft)



Rent  
£7,500 PA



Location  
Town Centre



Planning  
E Use Class



Availability  
Immediate

# TO LET

11 Coventry Street, Nuneaton CV11 5TD

## Location:

The subject property is located close to the commercial heart of Nuneaton which is an expanding North Warwickshire market town with a population of some 80,000 plus inhabitants, situated approximately nine miles north of the City of Coventry and say five miles to the M6 motorway at junction 3.

The property is situated on the western side of Coventry Street at the beginning of the pedestrianised town centre and just south of the Market Place directly facing Mill Walk and the Town Hall.

The property forms part of a small commercial parade which includes cafe premises and offices, with further shops opposite on the eastern side of Coventry Street. Various banks including Barclays and Lloyds TSB are close by as is the Rope Walk Shopping Centre along with a number of pay and display public car parks.

## Description:

The property forms part of a two storey former banking hall recently converted and refurbished to provide three retail/business units together with two first floor office suites.

The available accommodation has a current E Use class suitable for a variety of uses including office and retail and is open plan with electric panel radiators provided and disabled WC facilities. Immediate vacant possession is available.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Ground Floor</b>	315.00	29.26
<b>TOTAL</b>	<b>315.00</b>	<b>29.26</b>

## Services:

Mains water drainage and electricity are connected together with electric panel radiators. No tests have been applied.

## Rateable Value:

The Rateable Value of the property is £6,400. Prospective occupiers are recommended to make their own enquiries with the local authority for verification.

## Terms:

The property is available on the basis of a new effectively Full Repairing and Insuring lease by way of a service charge for a term of years to be agreed but a minimum 3 year lease is required. The commencing rental will be £7,500 per annum.

## 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 (August 2020) the landlord had not elected to charge VAT on the rent.

## Legal Costs:

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

## Property Documents:

Property Plan:  
EPC:  
Planning Information:  
Video Link:  
Other:

## Viewing Arrangements:

**Loveitts** 024 7622 8111 (Option 2)  
[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

