


OPENING DOORS SINCE 1843



-  Rent  
£6,500 per annum initially
-  Area  
495 sq ft (45.99 sq m)
-  Location  
Town Centre Location
-  Use  
E Class Offices
-  Availability  
Adjoining Suite Also Available

TO LET

15b Coventry Street, Nuneaton CV11 5TD

## Location:

The property is situated within Nuneaton town centre approximately nine miles north of the city of Coventry and approximately 5 miles from junction 3 of the M6 Motorway providing access to the wider Midlands Motorway Network.

The property is located 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 and office premises and is within walking distance of the commercial heart of the town.

## Description:

The property forms part of a two storey former banking hall which has been refurbished and converted to provide five business units in total.

The available accommodation is located on the first floor with access via an internal staircase to the rear of the property and has been well maintained and refurbished throughout to provide for a well-being suite consisting of 4 rooms with ancillary kitchen/wc accommodation.

Alternatively the premises could potentially be occupied along with the neighbouring similar sized but 3 room suite (15a) which is also available as an alternative or in addition.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Floor Area</b>	495.00	45.99
<b>TOTAL</b>	495.00	45.99

## Services:

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

## Rateable Value:

The current rateable value is £3,950 (2023) but prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

## Terms & Service Charge:

The accommodation is being offered on a new lease an effectively full repairing and insuring terms by way of service charge at a commencing rental of £6,500 per annum.

Flexible terms would be considered.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which we understand will not be payable on the rent in this case.

## 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: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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

