






OPENING DOORS SINCE 1843



-  Rent  
£6,000 per annum quoted
-  Area  
43.29 sq.m (466 sq ft)
-  Location  
Town Centre Location
-  Offering  
Ground Floor Suite
-  Frontage  
Prominent Road Position

TO LET

Riverside, 1 Bond Street, Nuneaton CV11 4DA

## Location:

The subject property occupies a busy main road position facing directly onto Bond Street immediately adjacent to Nuneaton Bus Station, close to the commercial heart of the town and just a short walk from Nuneaton Railway Station.

The property enjoys good prominence to passing traffic in a town centre location where retail and office users are well represented. There are a number of pay and display car park facilities close by.

## Description:

This suite of ground floor offices / consultancy rooms enjoys the benefit of a flexible 'E' use class and currently comprises; lobby/waiting area, five individual offices, communal kitchen area and WC facilities.

Offering flexible accommodation due to the nature of the building, with windows to three sides providing good natural light.

The space on offer lends itself to a variety of uses including; offices, consulting rooms, potential retail use, barbers/hairstyling, beauticians or a variety of other 'E' class uses.

The premises are now available on lease terms to be agreed.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Office Space</b>	466.00	43.29
<b>TOTAL</b>	466.00	43.29

## Services:

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

## Rateable Value:

To be confirmed.

## Terms & Service Charge:

The premises are being offered on lease for a minimum 3 year term at a new proposed rent at £6,000 per annum (reduced from £7,000 per annum for immediate letting). Flexible terms would be considered.

## 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 the Landlord had not elected to charge VAT on the rental.

## 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)

