

OPENING DOORS SINCE 1843



**Use**  
Flexible E Use Class  
Business Unit



**Area**  
281.96 sq m (3035 sq ft)



**Planning**  
Currently Fitted out as a  
Bar



**Location**  
Pedestrianised Town  
Centre Position



**Rent**  
£24,500 per annum

**TO LET**

Bond House, Unit 1, 42 Newdegate Street, Nuneaton CV11 4EU

## Location:

Bond House is situated on Newdegate Street with the subject premises having a dual aspect, its principal frontage being onto the street which forms part of Nuneaton's pedestrianised town centre.

Directly facing is the town's former Debenhams store where planning has now been secured for a mixed use development of commercial units and apartments arranged around various courtyards.

Estate agents, Recruitment Agents, Barbers, Takeaways, Cafe/Restaurants and various Drinking Establishments are all represented locally.

In addition there is a NCP car park at the rear of the building with Nuneaton's bus station immediately beyond.

## Description:

The subject property comprises a ground floor dual aspect commercial unit previously occupied as a bar but considered suitable for a variety of E use class business uses subject to landlord's consent.

The premises are currently fitted out with a fixed bar, raised seating area, ladies, gents and DDA compliant wc facilities and with access also available to potential rear parking subject to the payment of a separate licence fee (at £550 plus VAT per space per annum).

Part air conditioning is also installed.

## Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	3,035.00	281.96
TOTAL	3,035.00	281.96

## Rateable Value:

The current rateable value is understood to be £28,250 (2023) albeit prospective occupiers are recommended to make their own enquiries with the local authority for verification.

## Terms & Service Charge:

The premises are available on the basis of a standard effectively full repairing and insuring lease (by way of a service charge) for a term of years to be agreed but a minimum 5 year commitment is being sought. The current use is licensed A3/A4 but any licensed trade must be a food led business. Otherwise E use class business uses would be considered.

The commencing rental will be £24,500 per annum plus VAT.

## Services:

Mains services less gas are connected to the property with part air conditioning also installed. No tests have been applied.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which is payable in addition in this case.

## Legal Costs:

Both parties are responsible for their own legal costs.

## Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other: [Click here](#)

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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

