





OPENING DOORS SINCE 1843



-  Rent  
£5,500 per annum quoted
-  Area  
44.87 sq.m. (482 sq.ft.)
-  Location  
Town Centre Location
-  Use  
E Class Office
-  Availability  
Initial Rental Incentive

TO LET

15a Coventry Street, Nuneaton CV11 5RD



## Location:

The property is situated within Nuneaton town centre approximately nine miles north of the City of Coventry and approximately five 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 at the front of the building with access via an internal staircase to the rear of the property. The suite comprises 3 offices with ancillary wc accommodation.

Alternatively the neighbouring similar sized but four roomed suite (15b) is also available to lease or could potentially be leased with this suite of offices in addition.

## Floor Area:

	AREA SQFT	AREA SQM
<b>First Floor Offices</b>	482.00	44.78
<b>TOTAL</b>	<b>482.00</b>	<b>44.78</b>

## Services:

All mains services with the exception of gas are connected to the property. There is electric heating installed. No services have been tested.

## Rateable Value:

The current Rateable Value is £3,400. 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 on effectively full repairing and insuring terms by way of a service charge at a commencing rental of £5,500 per annum.

Flexible terms would be considered with an initial quarter's rent free period.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which 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**

