

OPENING DOORS SINCE 1843



Area  
76.20 sq.m. (820 sq.ft.)



Rent  
£11,000 per annum (plus VAT)



Offering  
Existing Beauty Rooms  
Studio



Planning  
Flexible E Use Class



Location  
Prominent Town Centre  
Position

TO LET

Unit 1, Hollybush House Bond Gate, Nuneaton CV11 4AR

## Location:

The property occupies a prominent town centre position on Bond Gate just outside the pedestrianised heart of Nuneaton and close to the town's bus station and railway station.

There are a number of pay and display public car parks close by.

## Description:

The property comprises an existing beauty rooms salon consisting of reception area with four consulting rooms, store, kitchen and w.c. facilities.

The property also comes with a single designated parking space to the front of the building.

The accommodation throughout is nicely presented with an aluminium shop front provided, tiled floor and also benefits from emergency lighting.

Ideally suitable for a continuation of the existing use the property could alternatively be used for a variety of flexible E Use Class uses (subject to Landlord's consent) as an alternative.

## Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	820.00	76.18
TOTAL	820.00	76.18

## Services:

All mains services with the exception of gas are connected to the property. No tests have been applied.

## Rateable Value:

The current Rateable Value is £8,700. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

## Terms:

The property is available on effectively full repairing and insuring terms by way of service charge with an initial three year lease proposed (albeit with a longer term available if required) at a commencing rental of £11,000 per annum exclusive (plus VAT).

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which will be payable on the rent in this case.

## Legal Costs:

Incoming tenant to pay the Landlord's reasonable legal costs incurred in this case.

## Property Documents:

Property Plan: [Click here](#)

EPC:

Planning Information:

Video Link:

Other: [Click here](#)

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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

