

OPENING DOORS SINCE 1843



Area
38.87 sq m (418 sq ft)



Office
3 Rooms Available



Rent
£4,800 per annum
Licence Fee For All



Offering
Part Furnished
Accommodation



Location
Prominent Town Centre
Position

TO LET

39 Church Street, Nuneaton CV11 4AD

Location:

The available accommodation forms part of 39 Church Street, Nuneaton which stands at the corner of Church Street and Mill Walk almost diagonally opposite Nuneaton Library and on the fringe of the pedestrianised town centre.

There is free limited on street parking (which is also time limited) available on Justice Walk opposite or otherwise in the nearby Justice Walk pay and display public car park.

Description:

The available accommodation comprises 3 surplus part furnished first floor offices (forming part of Loveitts Nuneaton branch offices) which are now available on licence with a service charge payable (to encompass business rates, gas and electricity, heating, insurance and cleaning costs).

The offices are centrally heated with access provided to communal kitchen and wc accommodation.

Floor Area:

	AREA SQFT	AREA SQM
Floor Area	418.00	38.83
Offices	418.00	38.83
TOTAL	418.00	38.83

Services:

All mains connected plus gas fired central heating.

Rateable Value:

Rates payable in respect of the accommodation will be covered in this case in the all inclusive rent payable..

Terms & Service Charge:

The accommodation in its entirety is available on licence at an all inclusive licence fee of £400 pcm. In addition a service charge initially capped at £250 per calendar month will be payable in contribution towards business rates, heating, electricity, water charges, insurance and cleaning etc.

Alternatively rooms may potentially be taken individually on terms to be agreed,

VAT:

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

Legal Costs:

A basic licence agreement will be prepared in this case at no cost to the licensee.

Property Documents:

Property Plan:

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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