

# OPENING DOORS SINCE 1843



**Area**  
1,130.00 sqft (104.98 sqm)



**Rent**  
£20,000 PA - Half Rent in Year 1



**Location**  
Town Centre



**Frontage**  
Facing Market Place



**Availability**  
Available Immediately

# TO LET

25 Market Place, Nuneaton CV11 4EG

## Location:

The subject property is located at the heart of Nuneaton's pedestrianised Market Place immediately adjacent to the town's central fountain and close to the landmark Clock Tower building directly facing Coventry Street.

Nearby occupants include 3 Mobile, Done Bookmakers, F E Hinds Jewellers, Boots, WH Smith and McDonalds as well as the Rope Walk Shopping Centre, the Town Hall and a variety of banks.

In addition there are a number of pay and display car parks close by.

## Description:

The property comprises a prominently situated former bank located at the heart of Nuneaton's Market Place and considered suitable for a variety of business uses with the new Use Classes Order potentially allowing retail, office, cafe or restaurant, clinic, nursery, day centre, gymnasium or indoor recreational uses.

The property consists of spacious retail accommodation with secondary sales area and ground floor storage together with small basement area and first floor kitchen/WC facilities. Gas fired central heating is also to be installed. Half rent only is payable in year 1.

## Floor Area:

|                               | AREA SQFT       | AREA SQM      |
|-------------------------------|-----------------|---------------|
| <b>Ground Floor Retail</b>    | 672.00          | 62.43         |
| <b>Ground Floor Ancillary</b> | 292.00          | 27.13         |
| <b>Basement</b>               | 76.00           | 7.06          |
| <b>First Floor Kitchen</b>    | 90.00           | 8.36          |
| <b>TOTAL</b>                  | <b>1,130.00</b> | <b>104.98</b> |

## Services:

All main services are understood to be connected and gas fired central heating is to be installed. No tests have been applied.

## Rateable Value:

The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

## Terms:

The premises are available for a term of years to be agreed on effectively full repairing and insuring terms at a commencing rental of £20,000 per annum (albeit with half rent, ie £10,000 per annum only payable in year 1). A longer lease term would also be available subject to a 3 yearly rent review.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

## 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: [Click here](#)

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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

