

OPENING DOORS SINCE 1843



Rent
On Application



Area
3,644 sqft (339 sqm)



Use
Attractive Period Public
House



Property
In need of Renovation



Location
Prominent Trading
Position

TO LET

10 The Crown, Bond Gate, Nuneaton CV11 4BX

Location:

The subject premises occupy a prominent location at the corner of Newtown Road and Bond Street with access just off the town's Ring Road (A444). The property is situated close to the commercial pedestrianised heart of Nuneaton together with its bus and railway stations. Neighbouring occupiers include a number of national and local retailers, offices, other pubs (including the adjacent Railway Tavern) and restaurants. The premises are also well located for all other town centre amenities and public car parking facilities.

Description:

The property comprises a detached character period public house constructed principally of brick set beneath a series of pitched and flat roofs with accommodation arranged on three floors. Having its own private car park, the property also benefits from a beer garden with entertainment stage.

The premises though have suffered serious vandalism and damage in recent times and requires complete refurbishment hence the very competitive commencing rental on offer with flexible terms. Further details on application.

Floor Area:

	AREA SQFT	AREA SQM
Cellar	365.00	33.91
GF - Bar Serving/Seating Area	1,171.00	108.79
GF - Kitchen	248.00	23.04
GF - Store Room	302.00	28.06
GF - Utility Room	77.00	7.15
FF - Function Room	1,198.00	111.30
FF - Office	75.00	6.97
External Store	208.00	19.32
TOTAL	3,644.00	338.54

Services:

Previously all mains services connected. Refurbishment now needed.

Rateable Value:

We are informally advised by the Local Authority that the current assessment is: Rateable Value (2017 List): - £28,000.

Terms:

The premises are available to let on a new tenant's full repairing and insuring lease for a term of years by agreement, but a ten year lease is suggested initially. Rental details on application.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. Please note that the Landlord has elected to charge VAT on the rent.

Legal Costs:

Both parties to be responsible for their own legal fees in this case.

Property Documents:

Property Plan:
EPC: [Click here](#)
Planning Information:
Video Link:
Other:

Viewing Arrangements:

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