

Net Internal Area- 466 SqFt (43 SqM)

TO LET

**Riverside
1 BOND STREET
NUNEATON
WARWICKSHIRE
CV11 4DA**

Ground floor self contained 'E-Class' unit close to train station can be used as retail, consulting rooms or offices.



Location

Nuneaton is a well-established commercial and industrial centre, located 20 miles east of Birmingham and 9 miles north of Coventry. The Town benefits from its proximity to the M6 and M69 Motorways, as well as regular rail services to London and the north.

The subject property occupies a prominent main road facing position directly onto Bond Street close to Nuneaton Bus Station and the Train Station. It is within walking distance of the commercial heart of the town and is close to a number of national occupiers such as Kwik fit, Dunelm and Asda.

Other office locations

121-123 New Union Street, Coventry CV1 2NT

Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035

Registered Office: 59 Coton Road, Nuneaton CV11 5TS

Regulated by RICS



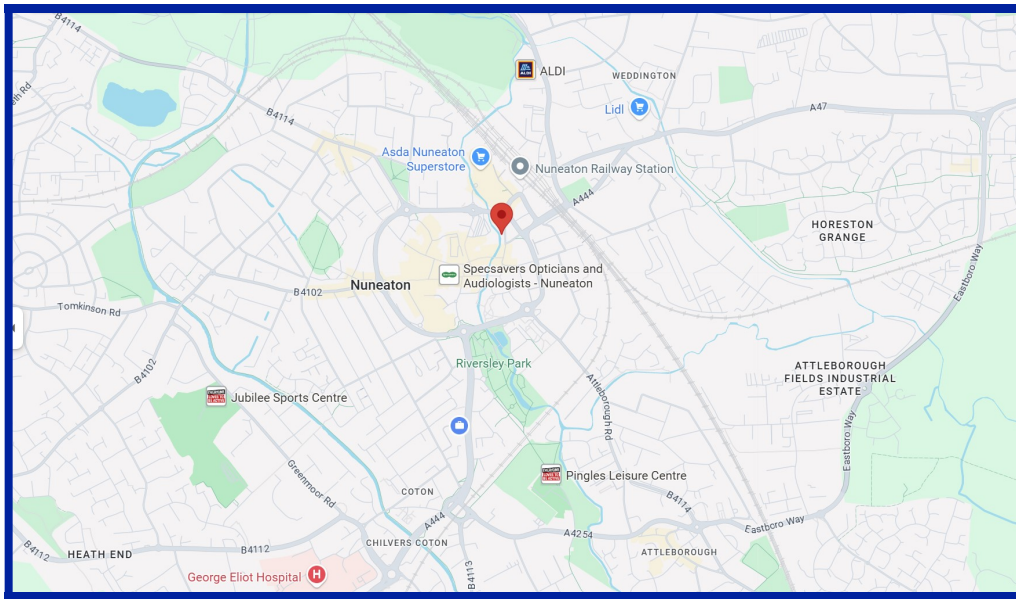
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Riverside, 1 Bond Street, Nuneaton



Description

Suitable for a variety of different uses such as offices, consulting rooms, retail uses, barbers/hairdressing, beauticians the property benefits from windows to three elevations which provide good natural light. The premises are vacant with possession immediately available.

Accommodation

The property provides the following approximate dimensions and floor areas:

Ground Floor- **466 sqft (43.29 sqm)**

Terms

The property is available on a new effectively fully repairing and insuring lease for a term of years to be agreed but no less than three years.

Rent

Rent is £6,000 per annum exclusive.

Rateable Value

To be confirmed. Currently removed from rating list. The previous rateable value was £2,175.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available on request. D:79

Legal Costs

Incoming tenant to pay all reasonable legal costs in respect of the transaction.

Riverside, 1 Bond Street, Nuneaton

Viewing/Information

By appointment with the Sole Agent,
Cartwright Hands,
59 Coton Road,
Nuneaton CV11 5TS
Email- grh@cartwriighthands.co.uk

Guy Hands
Tel:- 02476 350700.

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