

TO LET

Bond Gate Nuneaton, CV11 4BX

Rent PA: £35,000

Area: 3,644 sqft (339 sqm)

- Public House/Function Room/Flat
- Beer Garden and Private Parking
- Attractive Period Building
- Prominent Trading Position
- NIA 3644 sq.ft. (339 sq.m.) (excl. flat)



LOCATION:

The 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 (e.g. Dunelm), offices, other pubs (including the adjacent Railway Tavern) and restaurants (including Indian Lounge, Ginger Tree etc.). The premises are also well located for all other town centre amenities and public car parking facilities.

DESCRIPTION:

This attractive period building is 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 summary of floor areas below excludes the second floor flat.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Cellar	365	34
GF - Bar Servery/Seating Area	1,171	109
GF - Kitchen	248	23
GF - Store Room	302	28
GF - Utility Room	77	7
FF - Function Room	1,198	111
FF - Office	75	7
External Store	208	19
TOTAL	3,644	339

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

All items usually classed as tenant's fixture and fittings and not mentioned in these details are excluded from any letting.

SERVICES:

All mains services are understood to be installed to the property, subject to connection charges by the Utility Companies. No tests have been applied.

TERMS:

The premises are available to let on a new tenant's full repairing and insuring lease for a term by agreement, but a ten year lease, subject to an upward only rent review at the end of the fifth year suggested, at a commencing rental of £35,000 per annum.

LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

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.

RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is: Rateable Value (2017 List): - £28,000. Please note that this is not the rates payable and occupiers are prospective occupiers are recommended to make their own enquiries with the Local Authority for verification of the Rateable Value and confirmation of the rates payable.

EPC RATING:

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **coventry.commercial@loveitts.co.uk**