

## TO LET

### Bond Street Nuneaton, CV11 4DA

**Rent PA: £18,000**

**Area: 1,377 sqft (128 sqm)**

- Restaurant/Takeaway Premises
- Other Uses, Subject to Consents
- Reduced Rent in the First Year
- Prominent Town Centre Location
- Nearby Public Car Parking



## LOCATION:

The premises occupy a prominent location directly fronting Bond Street, close to the town's commercial pedestrianised heart and its bus and railway stations. Neighbouring occupiers include a number of shops, offices, pubs, restaurants, etc, and the property is also well located for all other town centre amenities and public car parking facilities.

## DESCRIPTION:

These two storey premises are constructed principally of brick set beneath a flat roof. The premises have, until recently, traded for many years as Wale's Fish & Chips but, subject to obtaining any necessary consents, are considered suitable for a variety of other uses, eg retail, offices, etc.

The accommodation briefly comprises:

Ground Floor – Seating/Servery/Frying Area; Store Room; Preparation Room; Utility Room; WC.  
First Floor – Further Seating Area.  
There is also a useful dumb waiter between floors.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	742	69
First Floor	635	59
TOTAL	1,377	128

All measurements detailed in these particulars are approximate.

## FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from the letting. Trade fixtures and fittings may be available by separate negotiation at a price to be agreed – further details on request.

## SERVICES:

All main 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 of twelve years (or longer), subject to Four yearly upward only reviews. On this basis the commencing rental in the first year will be £13,500 per annum rising to £18,000 per annum in the second year to first review.

## 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.

## RATEABLE VALUE:

We are formally advised by the Local Authority that the current assessment is: Rateable Value (2017 List):- £7,700. Please note this is not the rates payable and respective occupiers are recommended to make their own enquiries with the Local Authority for verification of the rateable value and confirmation of the rates payable. Tenants who qualify for small business rate relief may not be liable to pay any business rates for the current financial year (2018/2019).

## EPC RATING: C

## CONTACT:

To arrange a viewing:

**Loveitts** 024 7622 8111 (Option 2) [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)