

19 BRIDGE STREET NUNEATON, CV11 4DX



SHOP - AVAILABLE

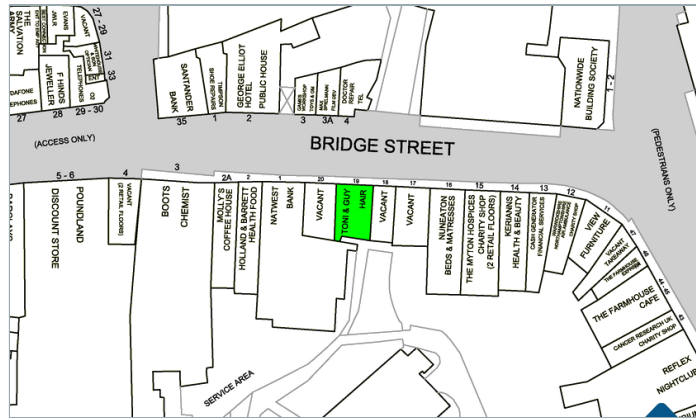
£20,000 p/a exclusive

A1 USE

1,557 Sq ft

The property is situated in a prominent position opposite Debenhams, nearby traders include NatWest, Holland & Barrett, Boots Chemist, Santander and O2.

Net Frontage	24'2"	7.4 m
Internal Width (max)	24'0"	7.3 m
Shop Depth	32'0"	9.8 m
Ground Floor	770 sq ft	71.5 m2
First Floor	427 sq ft	39.7 m2
Second Floor	360 sq ft	33.4 m2
Total	1,557 sq ft	144.7 m2



Lease	The premises are held on a full repairing and insuring lease expiring 26th July 2025, subject to a rent review and Tenant only option to break July 2020.
Rent	£20,000 per annum exclusive.
Premium	Offers invited for the benefit of this valuable leasehold interest.
Rates	Interested parties are recommended to make their own enquiries with the Rating Department of Nuneaton & Bedworth Council, Tel: 024 7637 6376.
EPC	Available upon request.
Legal Costs	Each party to be responsible for their own legal costs incurred.
Viewing	Strictly by prior appointment as the staff are totally unaware of our clients intentions. Contact DMA – Nicholas Menzies 020 7318 6915 / nmenzies@dmaproperty.com Warren Domb 020 7318 6916 / wdomb@dmaproperty.com SUBJECT TO CONTRACT & VAT