

## TO LET

### First Floor Offices Coventry Street Nuneaton, CV11 5TD

**Rent PA: £5,000**

**Area: 482 sqft (45 sqm)**

- Attractive First Floor Office Suite
- Newly Refurbished Accommodation
- Comprising 3 Rooms plus W.C. Facilities
- Electric Heating
- One Quarter's Rent Free



## LOCATION:

The subject property forms part of a detached two storey commercial building located close to the commercial heart of Nuneaton which is an expanding North Warwickshire market town with a population of some 80,000 plus inhabitants, situated approximately nine miles north of the City of Coventry and say five miles to the M6 Motorway at Junction 3.

The property is situated on the western side of Coventry Street at the beginning of the pedestrianised town centre and just south off the Market Place directly facing Mill Walk and the Town Hall

## DESCRIPTION:

The property comprises a newly refurbished suite of first floor offices forming part of a mixed commercial building being situated close to the commercial heart of the town and comprising three principal offices together with w.c. facilities. Electric convector heaters are installed to the office space.

One quarter's rent is available as a special incentive in this case to any new tenant.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Floor Area	482	45
TOTAL	482	45

All measurements detailed in these particulars are approximate.

## FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings not mentioned in these details are excluded from any letting. The existing tenant's furniture is available free to any ingoing tenant in this case.

## SERVICES:

Mains water, drainage and electricity are connected together with electric convector heaters. No tests have been applied.

## TERMS:

The property is available by way of assignment of the existing lease which is for a term of five years from 14.12.17 at a rental of £5,000 per annum initially stepping up to £5,500 per annum on 14.12.20. The lease also provides for the tenant's only break clause at that date. Alternatively the Landlord may be prepared to grant a new lease on terms to be agreed. One quarter's rent free is available to the ingoing tenant in this case.

## LEGAL COSTS:

The ingoing tenant will be responsible for the existing tenant's legal costs incurred in connection with any assignment together with the Landlord's legal costs in respect of any Licence to Assign. In the event of a new lease being agreed the ingoing tenant will again be responsible for the Landlord's legal costs.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these details (August 2018) the Landlord had not elected to charge VAT on the rent.

## RATEABLE VALUE:

To be re-assessed.

## EPC RATING: D

## CONTACT:

To arrange a viewing:

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