


wards
Commercial

# TO LET

## RETAIL/OFFICE PREMISES

39 Newdegate Street,
Nuneaton, CV11 4ER

Grade II listed former Lloyds Bank

⁂

Arranged over three storeys

⁂

Air conditioning

⁂

EPC 'C' rating

⁂

NIA - 2,542 sq ft (236 sq m)

## LOCATION

The property is located in a highly prominent position in the heart of Nuneaton town centre, directly behind the statue of Nuneaton's famed novelist George Eliot. Adjacent occupiers include Boots, Savers, Poundland, O2 and a variety of other independent retailers and professional services, together with the Abbeygate Shopping Centre. The property is also set to benefit from the ongoing Transforming Nuneaton regeneration program, which is delivering significant investment in the town centre, including new leisure, hospitality, education and public realm improvements designed to increase footfall and economic activity. Nuneaton's main bus station is located approximately 100m away on Harefield Road, where there is a large multi-storey car park adjacent with daily parking from just £2.

Nuneaton is the largest town in Warwickshire, with a resident population of 88,813 (2021 Census). The town is located approximately 24 miles east of Birmingham and 9 miles north of Coventry. Road communications are excellent, with Junction 3 of the M6 located approximately 5 miles to the south-west and convenient access to the M69, M1 and M42 motorways. Nuneaton railway station provides regular services to London Euston, with journey times from approximately 58 minutes.

## DESCRIPTION

The property comprises a Grade II listed former Lloyds bank building, constructed in 1911 in a Baroque Revival style, which has been modernised to provide retail and office accommodation over three storeys.

The accommodation briefly comprises: Ground Floor: open plan retail/office, executive office, store and WC. Upper Ground Floor: kitchen, store and WC. First Floor: four offices, meeting room and WC. Second Floor: three offices/stores, server room, canteen and WC. Externally, there is a small yard area to the ground floor rear.

The property benefits from a good specification to include automatic entrance doors to the ground floor, part LED lighting, air conditioning and electric storage heating.

## ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

| | | SQ FT | SQ M |
|---|---|---|---|
| Ground | Retail | 962 | 89.37 |
| First | Offices | 829 | 77.01 |
| Second | Offices | 750 | 69.68 |
| NIA Total | | 2,542 Sq Ft | 236.15 Sq M |

## SERVICES

We understand mains electricity, water and drainage are connected to the property, which benefits from electric storage heating and air conditioning.

## BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Nuneaton & Bedworth Borough Council is:

Rateable Value: £22,000

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available to rent, on a new full repairing and insuring lease, for a term to be agreed at a commencing rental of £35,000 per annum exclusive.

## LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

## ENERGY PERFORMANCE CERTIFICATE

EPC - C(65)

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

## REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

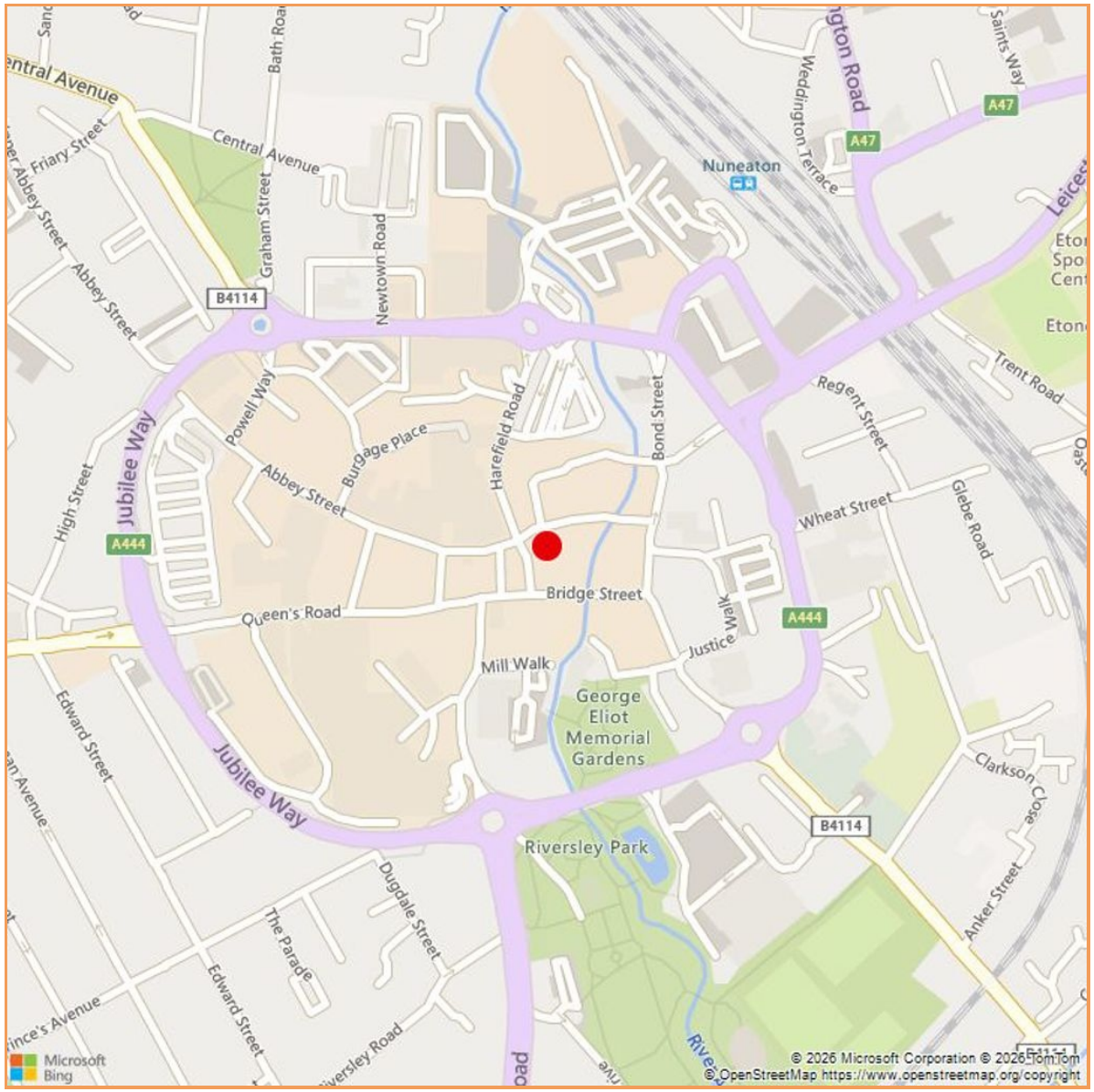
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.


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