

TO LET

**BOND HOUSE
UNIT 2, 44 NEWDEGATE STREET
NUNEATON CV11 4ER**

CURRENTLY: A1/A2 USE



- ❖ NO INGOING PREMIUM
- ❖ AVAILABLE ON A NEW LEASE
- ❖ FULLY FITTED OFFICE PREMISES
- ❖ PROMINENT POSITION WITHIN THE TOWN CENTRE
- ❖ CLOSE TO MAIN SHOPPING AREA, CAR PARK AND BUS STATION

LOCATION/SITUATION

Bond House fronts the pedestrianised Newdegate Street, close to its junction with Bond Gate in Nuneaton Town Centre. The Bus Station serving the Town Centre is to the rear and the property is very close to the Prime Retail Pitch. Other occupiers include; J D Wetherspoon (t/a Lloyds No 1), Bar Fever Nightclub (opening April 2011) and Velvet.

DESCRIPTION/ACCOMMODATION

This ground floor unit has excellent frontage to Newdegate Street and a secondary entrance from the car park to the rear. The Lease is offered with two dedicated car spaces and external bin stores within the car park at the rear.

The property has been fully fitted to a high standard and includes; suspended ceilings incorporating "bank switched" fluorescent lighting, dry lined decorated walls, solid floors with contract carpet and glazed shop front to Newdegate Street and car park, each fitted with security shutters. The building has the benefit of "comfort cooling/heating", integrated Fire Alarm and a 3 phase electrical supply. A plan is attached for identification purposes only, showing the current configuration by way of non-structural and demountable partitioning.

The approximate dimensions and areas are:

Frontage	9.14m	(30 ft)
Built Depth	31.40m	(103 ft)
Gross Internal Area	317.00m²	(3,412 sq.ft)

TENURE

A new Lease for a term of circa 14 years (expiring July 2025) will be offered to a suitable applicant, on effective Full Repairing and Insurance terms, with 5 yearly upward only rent reviews, at an initial rent of £50,000 per annum exclusive plus annual variable service charge in respect of all parts used in common and Building Insurance. The Lease will be outside the provisions of the Landlord and Tenant Act.

RATEABLE ASSESSMENTS

The property is situated in the area administered by Nuneaton & Bedworth Borough Council and assessed as follows;

Zoned Use: Office and Premises
Rateable Value: £38,250 with effect from 01/04/2010

PLANNING

The property has the benefit of established A1/A2 use and from our verbal enquires we believe change of use to include; A3 and B1 use would not be unduly opposed. However, all interested parties must make their own enquires in this regard.

SERVICES

All mains services are connected.

COSTS

Each party will be responsible for their own costs associated with the transaction.



VIEWING

For further details contact:

Peter M Gould
Gould & Co. Chartered Surveyors
17 Fore Street
Brixham
Devon
TQ5 8AA

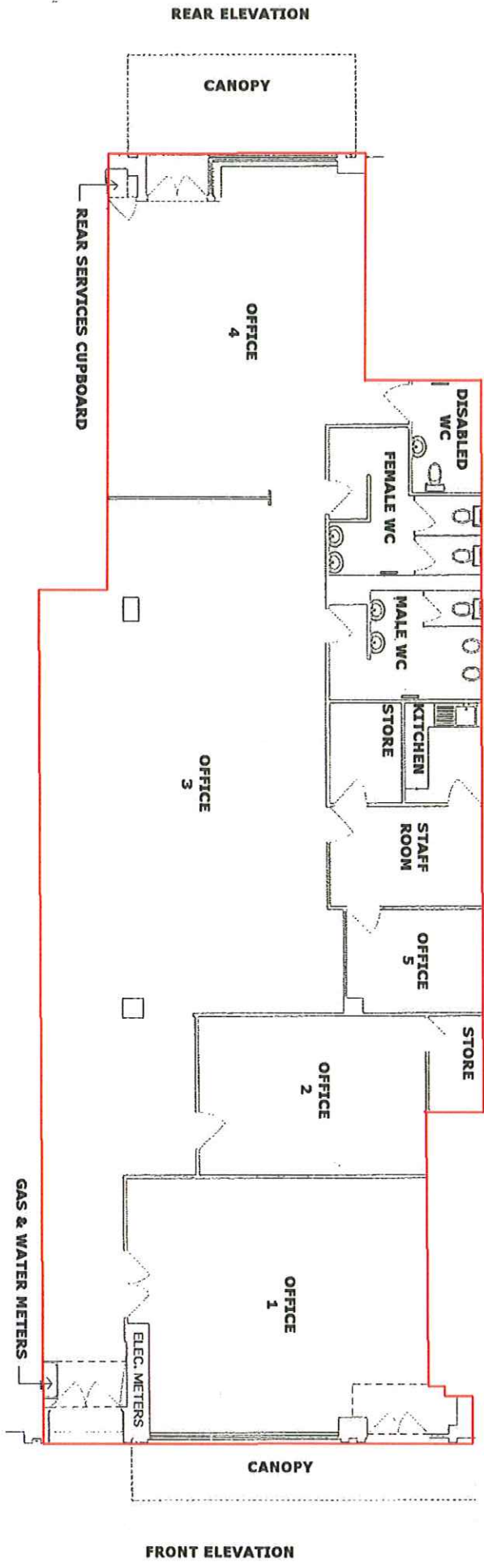
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SUBJECT TO CONTRACT & WITHOUT PREJUDICE

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REAR ELEVATION

CANOPY

REAR SERVICES CUPBOARD

OFFICE 4

DISABLED WC

FEMALE WC

MALE WC

KITCHEN

STAFF ROOM

OFFICE 5

STORE

OFFICE 2

OFFICE 3

OFFICE 1

CANOPY

FRONT ELEVATION

GAS & WATER METERS

ELEC. METERS

<p>GOULD & CO CHARTERED SURVEYORS</p>		<p>CLIENT: MARCHBROWN LTD</p>	
<p>17 FORE STREET BRIDGMAN DEVON TQ5 8AA</p>		<p>PROJECT: UNIT 2, BOND HOUSE, 44 NEWDEGATE STREET</p>	
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<p>Scale(s): NTS</p>	<p>Date: 29/10/2010</p>	<p>Drawn by: P.A. PLUMB</p>	
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