Town Centre Retail Units from 1,016-6,750 sq.ft (94-627 sq.m)

- Prominent pedestrianised trading location
- Units combined offer up to 6,750 sq.ft
- Nearby occupiers include Debenhams, Wilkinsons and Boots

Church St/Bridge St, Nuneaton, Warwickshire CV11 4DX

TO LET
DESCRIPTION
- Range of sizes from cira. 1,000 sq.ft, 2,000 sq.ft and 2,500 sq.ft individual units
- Units combined offer up to 6,750 sq.ft
- Prominent ground floor retail units
- Town centre location

LOCATION - CV11 4DX
The properties are situated in a prominent pedestrianised trading location in Nuneaton Town Centre close to Debenhams. Nearby notable occupiers include Wilkinson and Toni & Guy.

AVAILABILITY (approx. NIA)

<table>
<thead>
<tr>
<th>Unit</th>
<th>sq.ft</th>
<th>sq.m</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 Bridge Street</td>
<td>2,025</td>
<td>188</td>
</tr>
<tr>
<td>18 Bridge Street</td>
<td>1,073</td>
<td>100</td>
</tr>
<tr>
<td>46 Church Street</td>
<td>866</td>
<td>80</td>
</tr>
</tbody>
</table>

RENT & RATES
Available on application. The property is elected for VAT.

SERVICE CHARGE & INSURANCE
All units participate in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE
Further information available upon request.

PLANNING
Potential A1, A2, A3, or A5 use - subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

REFERENCES & LEGAL COSTS
The granting of a lease will be subject to satisfactory references and accounts. Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING
Strictly via prior appointment with the appointed agent:

Nick Holt
024 7655 5180
nick@holtcommercial.co.uk

Dominic Brown
0121 503 2132
dominic@robertsonbrownuk.com

Rakesh Joshi
07741 385322
RJoshi@lcpproperties.co.uk

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Church St/Bridge St  Nuneaton, Warwickshire CV11 4DX