



Church Street, Nuneaton, CV11 4AD

# £15,000 Per Annum

- Ideal office or retail
- Prominent town centre position
- Bus routes
- Approx 120m<sup>2</sup>
- Great transport links

## Description

The property comprises a well-configured office premises arranged over the ground and first floors, providing flexible accommodation suitable for a range of professional and business occupiers. The space benefits from a practical layout, offering open-plan office areas alongside private rooms that can be utilised as meeting rooms, consultation suites or managerial offices.

The premises is well presented throughout and benefits from good levels of natural light, creating a pleasant working environment. Ancillary accommodation includes staff facilities and storage areas, supporting day-to-day business operations.

## Location

In a well-established destination in the heart of Nuneaton town centre, positioned along the pedestrianised retail streets that form part of the town's prime shopping area. The centre accommodates a diverse mix of retail and service occupiers. Benefitting from excellent connectivity within Nuneaton's retail core, drawing footfall from nearby Market Place, Abbey Street, Harefield Road, and the adjacent bus station — a major local transport hub. This central position ensures strong visibility and accessibility for both shoppers and commuters throughout the week. The available accommodation forms part of 39 Church Street, Nuneaton which stands at the corner of Church Street and Mill Walk almost diagonally opposite Nuneaton Library and on the fringe of the pedestrianised town centre. There is free limited on street parking (which is also time limited) available on Justice Walk opposite or otherwise in the nearby Justice Walk pay and display public car park.

## Business Rates

We understand that the current rateable value is: £11,000

As of April 1st 2026 this will increase to: £13,250.

We recommend each interested party to do their own diligence

## Ground Floor

703.00 sqft

## First Floor

577.00 sqft

## VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. VAT will not be charged on the rent in this instance

## EPC

EPC rating E 112

## Legal Costs

Both parties are responsible for their own legal costs in respect of any transaction.

## Lease Comments

A new lease is available at £15,000 per annum for 3 years, or longer with rent reviews to be agreed upon.

## Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

## Contact Us

To discuss the property or to arrange a viewing please contact the commercial Team: 02476 228111 [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)



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