



Nuneaton 7 Bond Street Warwickshire CV11 4DA

- **Freehold Restaurant Investment**
- Restaurant let until 2028 (no breaks)
- Town centre position
- Comprising 672.60 sq m (7,239 sq ft)
- Rent Review 2019
- Current Rent Reserved
£85,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

Tenure
Freehold.

Location
Nuneaton is a well established commercial centre located 20 miles east of Birmingham and 9 miles north of Coventry city centre. The town benefits from its proximity to the M6 and M69 motorways and regular rail services.

The property is situated on the west side of Bond Street, to the north of its junction with Bond Gate and Leicester Road. Occupiers close by include Kwik Fit, Dunelm and a mix of public houses and restaurants.

Description
The property is arranged on ground and two upper floors to provide a ground floor restaurant with further dining and kitchen accommodation on the first floor and residential staff accommodation on the second floor above.

The property provides the following accommodation and dimensions:

Gross Frontage	13.51 m	(44' 4")
Net Frontage	11.94 m	(39' 2")
Shop & Built Depth	30.47 m	(99' 11")

Ground Floor	366.9 sq m	(3,949 sq ft)
First Floor	248.9 sq m	(2,679 sq ft)
Second Floor (1)	56.8 sq m	(611 sq ft)
Total	672.60 sq m	(7,239 sq ft)

(1) Not inspected by Allsop, areas provided by the Vendor.

Tenancy
The entire property is at present let to NUNEATON 2014 LTD (t/a Ginger Tree) with two personal guarantors for a term of 21 years from 1st February 2007 at a current rent of £85,000 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

Tenant Information
Website Address: www.ginger-tree.co.uk

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

