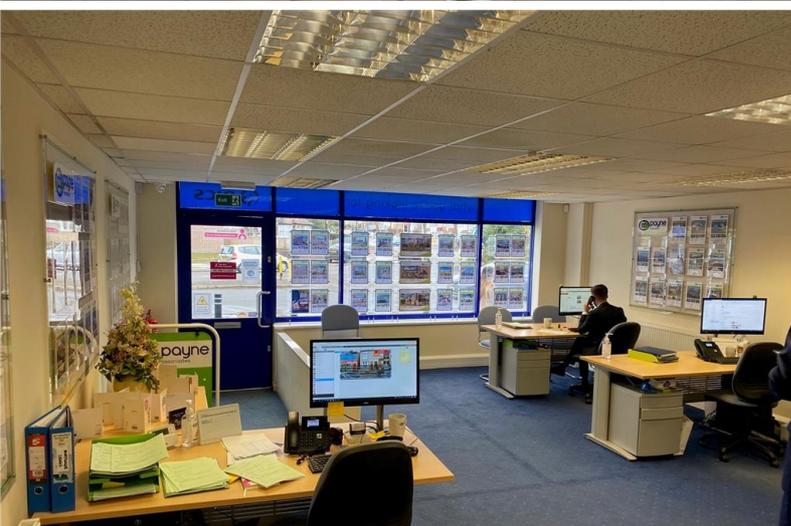


RETAIL PREMISES TO LET

312 Walsgrave Road, Coventry, Warwickshire, CV2 4BL



1,033 Sq Ft (95.97 Sq M)

£12,000 Per Annum Exclusive

- ▶ Prominent Street Frontage
- ▶ Suitable For Alternative Uses (stp)
- ▶ Popular Suburban District Centre
- ▶ New Lease Available

LOCATION

The property fronts Walsgrave Road (A4600), in an established District Centre. The property is close to the junction with Burns Road and approximately 1.5 miles east of Coventry City Centre.

Neighbouring occupiers include KFC, Bargain Booze and Lords Sofas.

DESCRIPTION

The property comprises a mid-terraced ground floor lock up shop unit with rear stores, kitchen and office facilities. There is a modern aluminium framed glazed shop front with personal entrance door leading to the main retail area, which is attractively presented with a suspended ceiling and plastered and painted walls. There is a partitioned office, store room, kitchen & toilet facility and rear store.

At the rear of the property is a loading area and parking for one vehicle.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Retail sales area	687	63.82
Stores	322	29.91
Kitchen	24	2.23
Total	1,033	95.97

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

Charging Authority: Coventry City Council
Rateable Value : £9,800

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

SERVICES

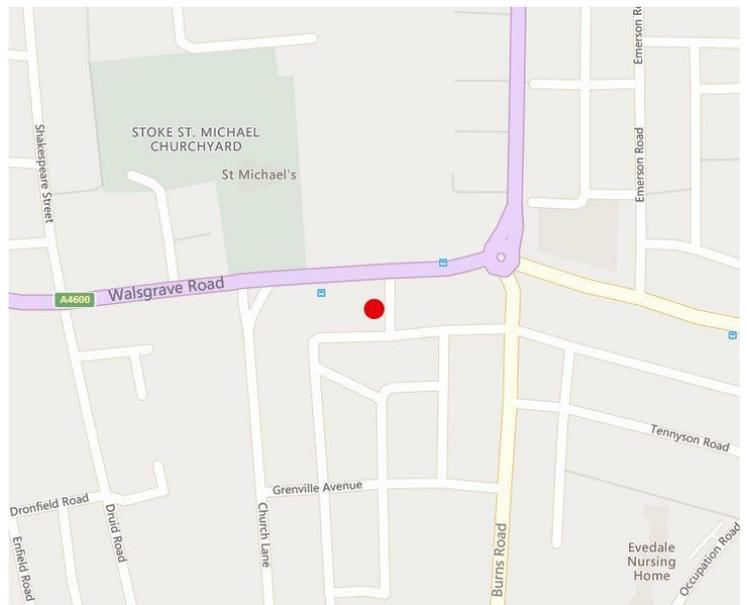
It is understood that all mains services are connected, including electricity, gas, water and mains drainage system. There is a modern gas boiler heating system.

EPC

Energy Rating: E.

PLANNING

We understand that the property has an established E Use Classification (including retail, financial and professional services). The property may be suitable for alternative uses, subject to the appropriate planning consent.



TENURE

The property is available to let on a new effective full repairing lease for a term of years to be agreed.

RENT

£12,000 Per Annum Exclusive

VAT

VAT is not applicable on rents.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@appleicester.co.uk
0116 254 0382



Will Shattock

wjs@appleicester.co.uk
0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.