TO LET

ATTRACTIVE EDGE OF TOWN CENTRE RETAIL PREMISES

Ground Floor, 42 Daventry Road, COVENTRY CV3 5DP

794 SQ FT (73.73 SQ M) NIA

- Situated in a popular retail parade
- Close to a large residential population and to the City Centre
- Suitable for a variety of occupiers
- Next to the Open Arms public house
Location
The property is located approximately 0.5 of a mile south of Coventry City Centre and on the fringe of the suburbs of Cheylsmore and Styvchale. Access to the city centre is good via both the B4113 Leamington Road immediately to the west and Quinton Road to the east. Equally, the surrounding regional road networks are within easy reach due to the close proximity of the A45 to the south.

The area is primarily residential although the immediate vicinity offers a range of retail outlets including the Poseidon Fish Bar, Costcutter and the Open Arms public house.

Specifically, the property is located within the parade of shops on the south east of Daventry Road and opposite its junction with Daintree Croft.

Description
The property comprises an end terrace ground floor retail unit within a brick built two storey building under a pitched tiled roof.

Internally it is split to provide two open plan retail sections together with additional stores, WC and kitchen facilities.

Externally the property benefits from a paved area to the front on which tenants can display products. Also to the front is free on street parking.

Accommodation

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<th>sq m</th>
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Tenure/ Lease Term
The premises are available to let on a new effective Full Repairing and Insuring Lease for a term of years to be agreed.

Rent
£18,500 per annum exclusive.

Rateable Value
To be assessed upon occupation. The previous RV of £8,700 suggests that the property will fall under the threshold at which rates become payable for single premises occupiers.

Energy Rating
C59. EPC available upon request.

Legal Fees
Each party to be responsible for their own legal fees incurred in the transaction.

VAT
We understand that VAT will NOT be payable on the rent.

Viewing
Strictly by appointment with the sole agent:

HOLT COMMERCIAL
HOLT COURT
16 WARWICK ROW
COVENTRY  CV1 1EJ
TEL:  024 7655 5180

CONTACT:  CHRIS HOBDAY
E/: chris@holtcommercial.co.uk

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