

TO LET

CITY CENTRE A3 & A4 RETAIL PREMISES

21 Shelton Square, COVENTRY CV1 1DG



880 SQ FT (81.75 SQ M) NIA

- Situated next to occupiers including Tesco, Greggs and Betfred
- Within walking distance of the bus and train stations
- Available for immediate occupation
- Suitable for a range of uses subject to planning

Location

The property is located in Coventry city centre within walking distance of both the city's main rail and bus stations. The unit occupies a corner position within Shelton Square which offers a pedestrianised area lined with retail premises and used as access to Market Way, Bull Yard and City Arcade.

The immediate vicinity is occupied by retailers which include; Tesco, Greggs, Betfred and a number of independents.

Specifically, the property is located on the eastern corner of Shelton Square.

Description

The property comprises an end terrace retail unit over ground and first floors.

Internally the property provides a largely open plan ground floor which was most recently used as a café and still retains some of the fixtures and fittings. The first floor provides office/ stores together with one WC. The property benefits from PIR LED lighting throughout, 3 phase electricity, mains waters and some means of extraction.

Accommodation

From our inspection and the measurements taken on site we can confirm that the property has the following approximate Net Internal Area:

	sq ft	sq m
Ground floor	402	(37.37)
First floor	478	(44.37)
Total:	880	(81.75)

The property to have an area ITZA of 32.34 sq m (348 sq ft).

Tenure/Lease Terms

The premises are available to let on a new effective Full Repairing and Insuring Lease for a term of years to be agreed.

Please note that the Landlord requires a rolling break option upon 6 months prior written notice from December 2021. Further details are available on request.

Rent

On application

Rateable Value

From information taken from the 2017 Non Domestic Rating List, the shop appears to have the below rateable value (RV):

Shop and premises £11,500

The property should therefore benefit from rates relief for single premises occupiers.

Service Charge

We understand a service charge will be payable to contribute to the communal elements of the building.

Energy Performance Certificate

D82. A copy is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease. In the event a prospective Tenant fails to proceed through no fault of the Landlord then abortive fees will be payable.

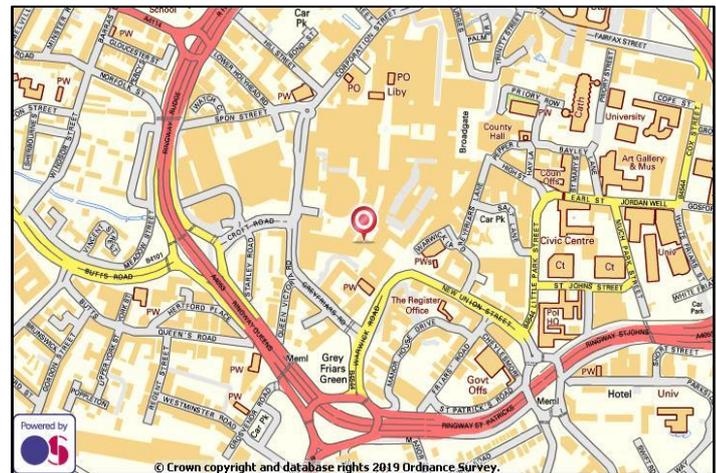
VAT

The quoting price is exclusive of VAT which may be payable.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
HOLT COURT
16 WARWICK ROW
COVENTRY CV1 1EJ
024 7655 5180
CHRIS HOBDAY
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