

TO LET

CITY CENTRE A1 RETAIL PREMISES

38 Hertford Street, COVENTRY CV1 1LF



205.22 SQ M (2,209 SQ FT) NIA

- Prominent position on a main thoroughfare from the train station to Broadgate
- Close to a range of retail and leisure operators
- Available for immediate occupation
- Substantial retail area plus accommodation over two further floors

Location

The property is located in Coventry city centre within walking distance of both the city's main rail and bus stations. The section of Hertford Street on which the subject sits offers a pedestrianised walkway used as a primary route from New Union Street, Bull Yard and Warwick Row through to the pedestrianised square of Broadgate.

Retailers in close proximity include CEX, Poundland, Superdrug and the British Heart Foundation.

Specifically, the property is located on the north west of Hertford Street close to the overhead canopy.

Description

The property comprises a mid-terrace retail unit over basement, ground and first floors.

Internally the property provides an open plan ground floor given over almost entirely to retail accommodation. The first floor houses offices, WC's and a kitchenette. The basement provides stores and rear loading.

The retail area benefits from suspended ceiling, inset lighting, and some pre-existing shelving wall panels that we assume have been left in situ by the previous tenant.

Accommodation

The property has the following approximate Net Internal Area:

	sq ft	sq m
Ground floor	980	(91.04)
First floor	372	(34.52)
Basement	857	(79.59)
Total:	2,209	(205.22)

The property to have an area ITZA of 55.52 sq m (598 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 £26,250

Rates relief is available to some occupiers – interested parties are advised to make their own enquires with the local authority.

Service Charge

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

Energy Performance Certificate

F126. A copy is available on request. MEES works will be undertaken to allow the letting to proceed.

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

CHRIS HOBDAV 024 7655 5180

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