TO LET

Highly Quality New Build Retail/ Restaurant

1,004 sq ft (93.3 sq m)

- Quality newly built retail/restaurant space.
- Corner shop frontage with prime visibility.
- Flexible space with full length shop windows.
- Beautiful period space on the recently regenerated and exciting Far Gosford Street area of Coventry City, near the Coventry University and surrounded by new build student accommodation.

£20,000 per annum
Location

Far Gosford Street is one of the few streets in Coventry where much of the historic architecture remains, following the heavy bombing of Coventry in the Second World War and is of special interest to the character of Coventry City. Strategically being situated next to the highly thought of Coventry University and in the Coventry creative quarter, along with the massive regeneration of the street over the past few years has seen it become a prime location for retailers and businesses. The street lies 500m from Coventry City Central ring road to the South and the A444 to the North East, providing easy access to the rest of the city and the national road network.

Description

The accommodation comprises the ground floor of a timber framed corner building that has recently been constructed as part of the Far Gosford Street regeneration project. The unit has a corner frontage and is completed to shell with concrete floor, utility supplies and drainage installed ready for tenant fit out. The building is a new oak framed structure built off a concrete slab and strip foundations. At the ground floor there is a full height glased frontage with double glazed units set into the oak frame with external oak covering panels. The unit has permission for retail or restaurant occupation.

Accommodation

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<th>Sq.ft</th>
<th>Sq.m</th>
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<tr>
<td>Retail/ Restaurant Space</td>
<td>1,004</td>
<td>93.3</td>
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Rent

£20,000 per annum exclusive of rates

Lease Terms

The offices are available on a new FRI lease with consideration given to terms of 5 years or more.

Rating

Rateable value = TBC
Uniform Business Rate (2015/16) 49.7p in £
Rates Payable = TBC

Services

Mains electricity, gas, water and drainage are connected to the premises.

V.A.T.

V.A.T. will be payable on the rent.

Legal Costs

Each party to bear their own costs incurred in this transaction.

EPC

Not required

Viewing

Viewing strictly by appointment through sole agent

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