

TO LET

CITY CENTRE A1 RETAIL PREMISES

28 Market Way, COVENTRY CV1 1DL



99.51 SQ M (1,071 SQ FT) NIA

- Prominent position on a main thoroughfare to the Lower Precinct
- Close to a range of retail operators including Tesco and Greggs and The British Heart Foundation
- Open retail combined with rear stores/office
- Available immediately on flexible terms
- Incentives available

Location

The property is located in Coventry city centre within walking distance of both the city's main rail and bus stations. The unit benefits from a mid-terrace position on the pedestrianised walkway of Market Way which leads from Shelton Square to the Lower Precinct. It is used as one of the main thoroughfares from the south of the City Centre towards the north.

Whilst the city centre offers accommodation for a range of uses, the immediate vicinity is largely occupied by retailers which include amongst others; Tesco, British Heart Foundation, Superdrug and a number of independent outlets.

Specifically, the property is located on the western side of Market Way and approximately opposite BHF.

Description

The property comprises a mid-terrace ground floor retail unit over a single floor.

Internally the property benefits from an open plan retail section to the front and to the rear an area consisting of office/store room, kitchenette and WC. Along with the aforementioned areas to the rear there is also a fire exit which backs onto Coventry Market and provides rear loading.

The property benefits from a prominent frontage and electric roller shutter.

Accommodation (NIA)

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

	sq ft	sq m
Ground floor retail	699	64.98
Ground floor stores/others	372	34.53
Total:	1,071	99.51

Additionally, we have calculated the property to have an area ITZA of 58.19 sq m (626 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 3 months prior written notice from October 2022. 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 £20,250

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

Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate

The property has an EPC rating of C66. 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

Holt Commercial believe that VAT is not payable on the rent.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL

HOLT COURT

024 7655 5180

CHRIS HOBDAY

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