

OPENING DOORS SINCE 1843

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



Offering
Flexible E Use Class
Business Premises



Area
55.2 m² (595 ft²)



Property
Immediate Occupation



Rent
£16,500 per annum excl.



Location
Popular Suburban Parade

TO LET

6 Quinton Parade, Daventry Road, Coventry CV3 5HW

Location:

The property is located within the favoured Cheylesmore area of Coventry and is sited at the western end of Quinton Parade which is an established and popular suburban shopping parade situated at the junction of Quinton Road and Quinton Park. The particularly busy Daventry Road neighbourhood shopping area is directly opposite. Neighbouring retailers/traders include the Myton Hospice, Subway and William Hill Bookmakers, with the parade also benefiting from a service yard frontage with adjoining customer parking.

Description:

This well-presented retail unit offers a spacious open-plan layout with wood-effect flooring, a suspended ceiling with inset lighting, and a raised display section at the front. Large display windows with secure roller shutters provide excellent visibility and security. At the rear, there is a practical ancillary space, including a staff area with a kitchenette and WC facilities. Ideal for a variety of retail or service-based businesses, this versatile space is ready for immediate use.

Floor Area:

	AREA SQFT	AREA SQM
Building Area	595.00	55.28
TOTAL	595.00	55.28

Rateable Value:

The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms & Service Charge:

The property is available on the basis of a new effectively full repairing and insuring lease (by way of service charge) for a term of years to be agreed, albeit a six year lease term is being proposed initially with a three year rent review. The commencing rental will be £16,500 per annum excl. Service charge is applicable.

Services:

All mains services with the exception of gas are connected to the property. No tests have been applied.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan: [Click here](#)
EPC: [Click here](#)
Planning Information:
Video Link:
Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
commercial@loveitts.co.uk

