

TO LET

Retail Premises

42 Earlsdon Street, Earlsdon, Coventry, CV5 6EJ

Ground Floor 326 sq ft (30.26 sq m)



- Located on popular Earlsdon High Street
- Use Class A1 – Shops and retail outlets

Bruton Knowles
60 Church Street, Birmingham, B3 2DJ
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Retail Premises, Earlsdon, Coventry

LOCATION

The premises is located fronting Earlsdon Street. A popular suburb to the Southwest of Coventry, one mile from Coventry city centre. Earlsdon Street is a prime retail area with an assortment of shops, cafés, banks, restaurants.

DESCRIPTION

The two storey property comprises a retail unit on the ground floor with ancillary space on the first floor.

ACCOMMODATION

	Sq. m	Sq. ft
Ground Floor and retail area, kitchenette, storage space and w.c.	30.26	326
First Floor and ancillary space	46.87	504
Total Area (NIA)	77.13	830

LEASE TERMS

The property is available to let on a new full repairing and insuring lease for terms of years to be agreed.

RENT

£15,000 per annum

RATING AUTHORITY

Coventry City Council

RATING ASSESSMENT

Description – shop and premises
2017 Rateable Value - £10,250

RENTAL DEPOSIT

The ingoing tenant may be required to provide a rental deposit subject to the strength of covenant/Landlord discretion.

VAT

The property is not registered for VAT.



SERVICES

We understand that the property is connected to mains services electricity, drainage and water.

Note: None of the services or appliances mentioned in these particulars have been tested. We recommend that prospective purchasers satisfy themselves as to their condition and suitability for their requirements.

ENERGY PERFORMANCE CERTIFICATE

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 124 This is how energy efficient the building is.

LEGAL COSTS

The ingoing tenant will be responsible for Landlords reasonable costs.

VIEWING

Strictly by Appointment with the letting agent only.

CONTACT

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