



TO LET

318 WALSGRAVE ROAD AND 3 LONGFELLOW ROAD COVENTRY CV2 4AF



1,894.44 sq.ft. (175.99 sq.m.)

Approx. Net Internal Area

Free basement parking

* Restaurant consent potential

* £30,000 per annum (exclusive)





Location:

The property is situated prominently on the corner of Walsgrave Road and Longfellow Road, approximately 2-miles East of Coventry city centre and 3 miles South West of the M6.

The retail complex and the parade opposite at the end of Walsgrave Road have a mixture of national and local occupiers providing convenient, destination and restaurant shopping. Adjacent occupiers include Papa John's Pizza and Cash Converters.

Description:

The property is a unit with dual frontages to both Walsgrave Road and Longfellow Road.

The central core contains WC facilities

W.C and shower facilities are provided, and the unit is alarmed.

Free parking is provided through a car park under the retail complex. The car park is accessed of Emerson Road

Accommodation:

	sq. m.	sq. ft.
3 Longfellow Rd	92.96	1,000.7
318 Walsgrave Road	83.03	893.74
Total	175.99	1,894.44

It may be possible to split the shop to smaller units, subject to discussions with the landlord.

Tenure:

The property is available leasehold for a term of years to be agreed.

Rental:

£30,000 per annum exclusive, being payable quarterly in advance.

Rates:

As per the Valuation Office website:

DESCRIPTION	RATEABLE VALUE 2017
Shop & premises	£9,000
Shop & premises	7,800

Planning:

The previous occupiers used the property as a dance studio and we understand that planning is in place for this use. We believe that under permitted use retail or restaurant consent may be possible. The property may be suitable for other uses subject to planning. Interested parties are encouraged to conduct their own planning enquiries.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

EPC:

EPC Rating: **D** (80) and **E** (102)

VAT:

All prices quoted are exclusive of VAT, which we understand applies.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity



Viewing:

Strictly via sole agents:

**Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP**

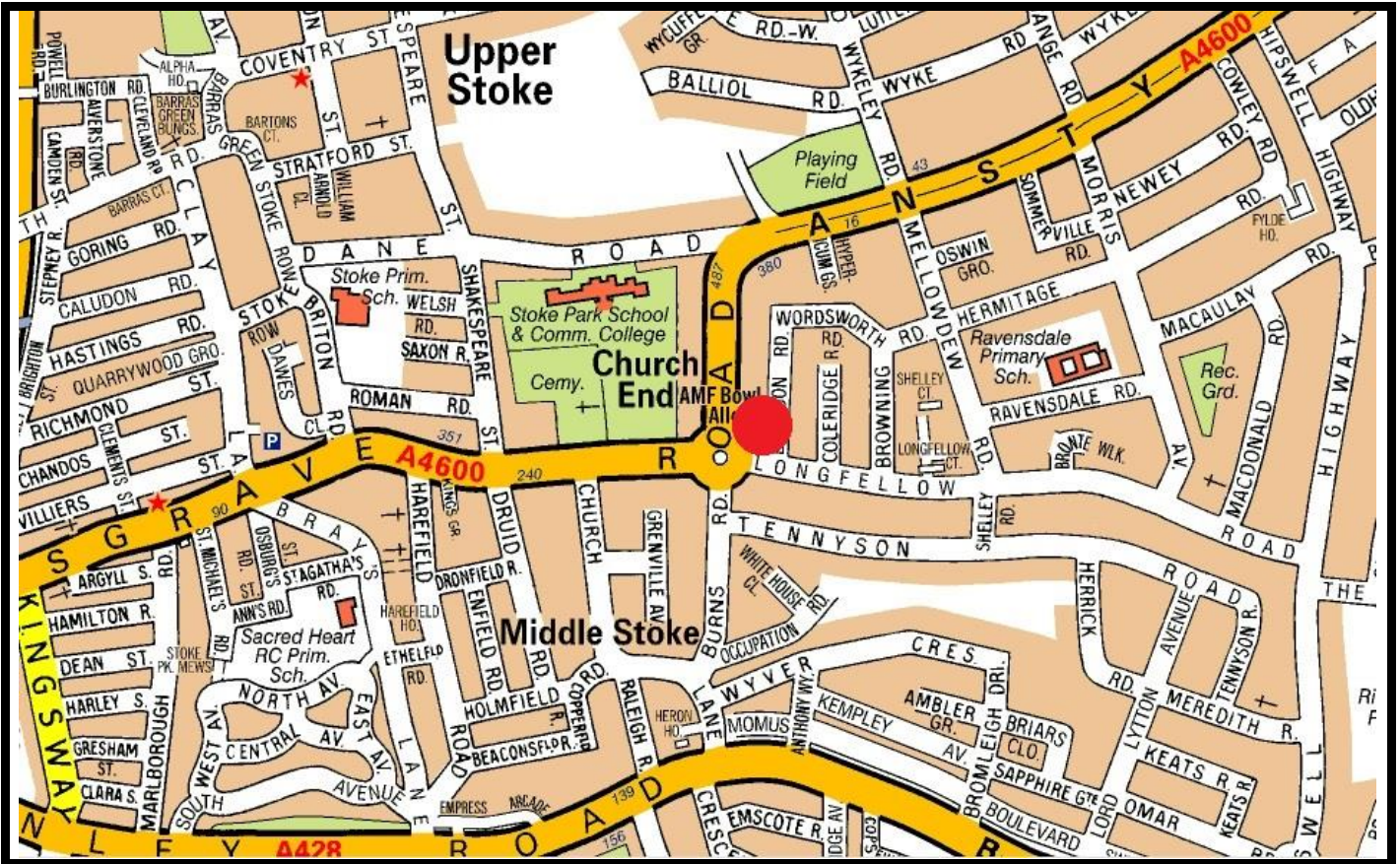
Tel: 0121 455 9455

**Contact: David Walton
Email: david.walton@harrislamb.com**

**Ref: RA155
Date: May 2022**

Subject To Contract





318 Walsgrave Road
 And 3 Longfellow Road
 Coventry
 CV2 4AF



Not to Scale
For identification purposes only.

harrislamb
 PROPERTY CONSULTANCY