



Prominent Double-Width Unit

**Coventry – 63/64  
Hertford Street  
CV1 1LB**

Near Full Shopfit

### Location

The property is located in the pedestrianised city centre as highlighted red on the Goad.

The location is a principal retail and restaurant route that runs between the train station and Coventry city centre. It is a pedestrianised, covered mall at this point.

Footfall driver **CEX** are located adjacent.

Coventry has more than 50,000 students.



Click for Streetview

### Description

- A well shopfitted retail unit with basement servicing, goods lift and extensive upper floors for retail, leisure or storage uses.
- Benefits a wide and prominent shopfront.

The premises provide the following approximate dimensions and areas.

Description	Imperial	Metric
Internal Door Width	42'3	12.85
Shop Depth	88'7	27
Ground Floor Sales	4,645	431.5
Ground Floor Stock	133	12.39
Ground Floor Office	247	22.94
Basement Stock	783	72.7
Basement Floor To Ceiling		3.1
First Floor Stock	5,747	534
First Floor Height To Beam		2.9
First Floor Height To Slab		3.2
Second Floor Stock	3,605	335
<b>Total Area</b>	<b>15,160</b>	<b>1,408.4</b>

### Lease

Available on a new lease.

### Rent

£55,000pa + VAT.

### Rates

The VOA advise that the rates are:

Rateable Value                      £45,000  
Rates payable at .499p    £22,445

Interested parties are advised to make their own enquiries with the Local Authority. Certain concessions may exist.

### Legal Costs

Each party are to bear their own associated legal costs.

### EPC

Available as required. Energy Rating D88.

### Contact

For enquiries and viewings please call:

Ryan Kennedy on **07715 001003**  
or Joint Agent Declan Spratt of Bosley Sheldon Knight on **02476 374949**

RK Real Estate



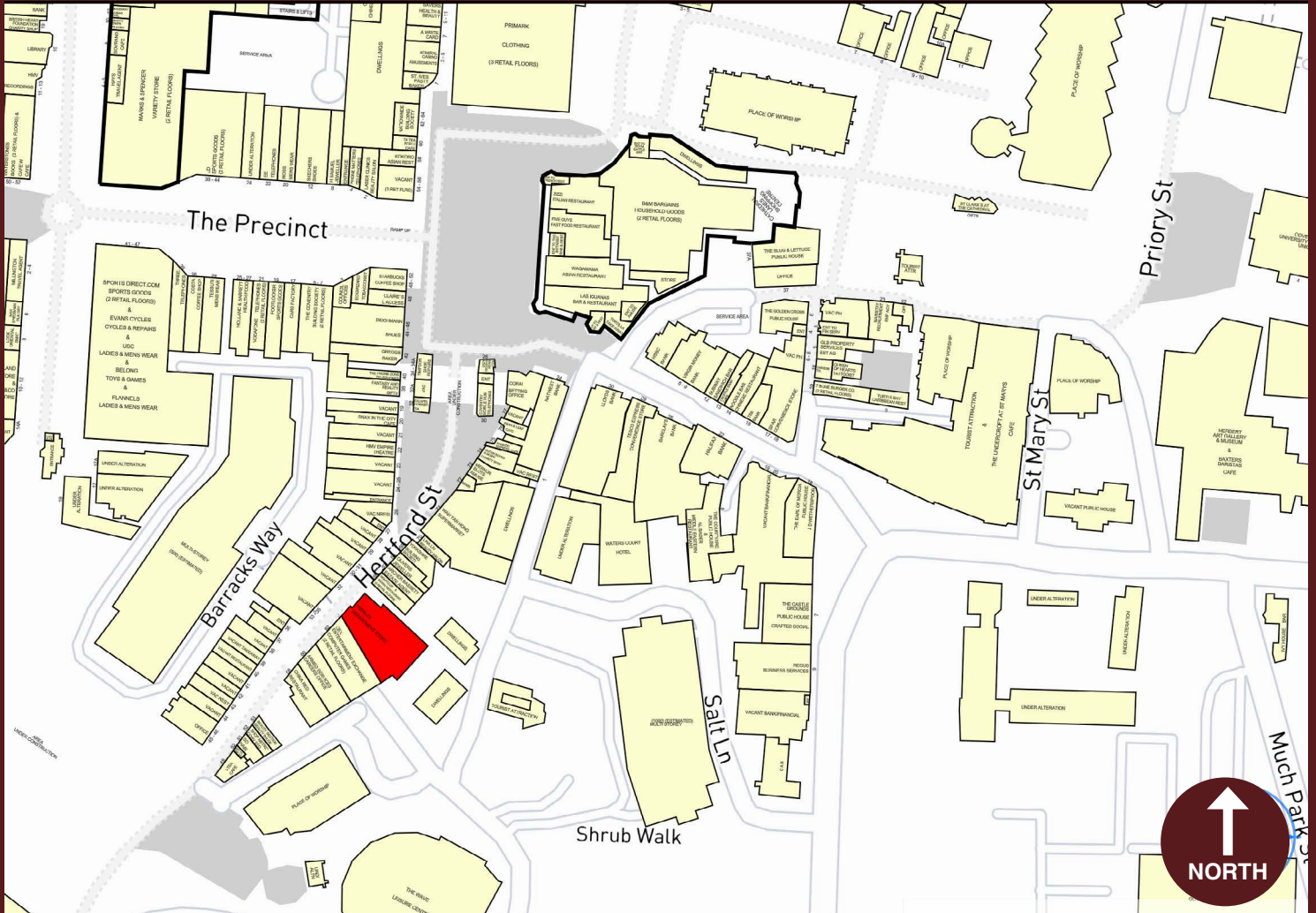
+44 7715 001003



ryan@rkrealestate.co.uk



www.rkrealestate.co.uk



50 metres

Experian Goad Plan Created: 05/05/2020 Created By: RK Real Estate

For more information on our products and services: [www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

**Misrepresentation Act:** These particulars do not constitute part of an offer or contract. They are intended as a guide to prospective purchasers or lessees. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser or lessee should satisfy themselves as to the correctness. Neither the agent, vendors or lessors are to be held responsible for any liability or claim in respect of the particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office.

RK Real Estate



+44 7715 001003



[ryan@rkrealestate.co.uk](mailto:ryan@rkrealestate.co.uk)



[www.rkrealestate.co.uk](http://www.rkrealestate.co.uk)

