

TO LET



GROUND FLOOR RETAIL PREMISES 2166 COVENTRY ROAD, SHELDON, B26 3JB



LOCATION

The shopping centre is well located fronting the main A45 Coventry Road, a major arterial route into Birmingham City Centre from Coventry and Birmingham Airport.

DESCRIPTION

The premises were formerly occupied by the **Coventry Building Society**. Major occupiers represented in the centre include **One Stop Convenience Store, Cake Box, Subway, Iceland, Costa Coffee, Scrivens, Chai Green and Card Factory**.

*Parking within the centre is free for the first 30 minutes.

ACCOMMODATION

The premises comprises a very prominent ground floor retail property at the front of the centre adjacent to One Stop.

The approximate floor area is:

GROUND FLOOR

GROSS FLOOR AREA 897 sq ft 83 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RENTAL

£27,500 pa + VAT

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £18,500

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 36 (Band B). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The service charge is currently **£837** per annum plus VAT.

The Building Insurance is currently **£813** per annum plus VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand VAT is payable on the rental however interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with: -
AMT Commercial - **01527 821 111**

or Creative Retail on 0121 400 0407

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