

SHOP TO LET

455 HOLYHEAD ROAD, COVENTRY, CV5 8HU



- Retail unit situated in a busy local shopping parade.
- Sales area measuring approximately 300 sqft (27.87 sqm).
- Vacant possession.

LOCATION

The property fronts a service road off the A4114 Holyhead Road in a busy local shopping parade approximately 2 miles from Coventry City Centre and along a busy commuter bus route.

DESCRIPTION

The property comprises a ground floor shop with kitchenette & WC facilities. There is a glazed frontage with entrance doors to the front and rear. There is on road parking to the front of the parade and a private service road to the rear.

ACCOMMODATION

Approximate measurements are as follows:

Sales area ITZA 27.87 sqm (300 sqft)

LEASE TERMS

Multiples of three years on a full repairing and insuring basis, rent reviews at three yearly intervals.

RENTAL

£7,500 (Seven Thousand Five Hundred Pounds) per annum exclusive.

RATEABLE VALUE

The Rateable Value for the premises is understood to be £6,200.

SERVICES

We understand that water and electricity are available to the premises. Interested parties should make their own enquiries with the relevant utility providers.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

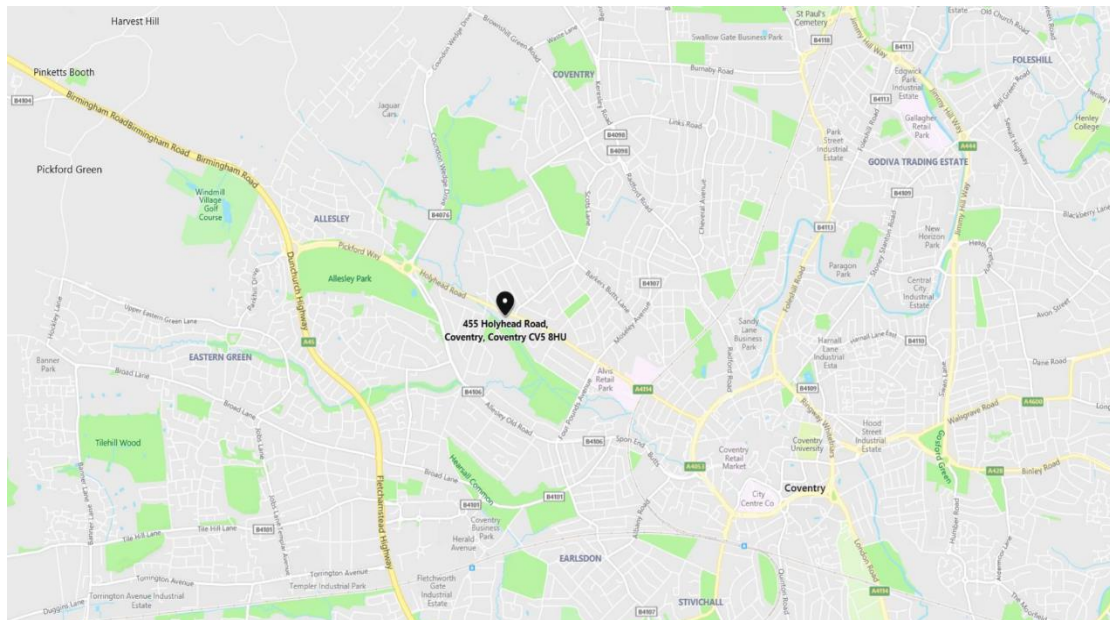
LEGAL COSTS

All parties to bear their own costs. Potential occupiers will be expected to undertake to meet the vendor's legal fees should they withdraw after solicitors have been instructed.

VIEWING

Strictly through the sole letting agents, First City Limited. Tel: 01902 710999
Quoting Ref: 4638

LOCATION PLAN



SUBJECT TO CONTRACT

First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: **01902 710999**

www.firstcity.co.uk

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