

TO LET

PERIOD CITY CENTRE RETAIL UNIT

190 Spon Street, COVENTRY CV1 3BB



537 SQ FT (49.89 SQ M) NIA

- Prominently positioned on the corner of Spon Street and Corporation Street/Queen Victoria Road
- Close to a range of retail occupiers including the Co Op development and the Lower Precinct Shopping Centre
- Available for occupation circa April 2020

Location

The property is located in Coventry City Centre just inside the Holyhead Road junction of the Ring Road. Access is made easy via the Ring Road to the rest of the City and the surrounding regional and national road networks. In addition, the property benefits from being within 10 minutes' walk of Coventry Rail Station and the City's main bus station at Pool Meadow.

Specifically the property is located on the north side of Spon Street, close to where it becomes Fleet Street. St John the Baptist Church is immediately to the east with other local occupiers including TJ Hughes, The Town Crier Public House and those in the Lower Precinct Shopping Centre.

The property sits on the ground floor on the right hand side as you look at the building from the front.

Description

The property comprises a ground floor end terrace retail unit sitting within a larger period building.

Internally the property provides an open plan retail space to the front with a small counter at its rear, together with adjoining rear space currently utilised by the existing tenant as a further display area. It could however easily be designated as storage or as treatment rooms.

Further to the rear is a store room and WC. The property has an attractive period frontage with excellent prominence onto Spon Street.

Accommodation

	sq m	sq ft
Retail	27.78	299
Retail/Store	17.12	184
Ancillary	5.00	54
TOTAL (NIA)	49.89	537

The property has an area In Terms of Zone A of 36.84 sq m (397 sq ft).

Tenure/Lease Terms

The premises are available to let on a new effective Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£12,950 per annum exclusive. Payable quarterly in advance.

Energy Rating

An EPC will be commissioned if required and subsequently made available upon request.

Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Rateable Value

Shop and premises £5,100

Single premises occupiers should therefore benefit from Small Business Rates Relief.

Legal Fees

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease. Abortive costs may be payable.

VAT

Rent stated is quoted exclusive of VAT which we understand is not payable.

Viewing

Strictly by appointment with the sole agent.

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