

TO LET

CITY CENTRE A2 RETAIL PREMISES WITH FIRST FLOOR

14 Market Way, COVENTRY CV1 1DL



3,632 SQ FT (337.42 SQ M) NIA

- Prominent position on a main thoroughfare to the Lower Precinct
- Close to a range of retail operators including Tesco, Greggs and British Heart Foundation
- Open plan retail with partitioned offices and meeting rooms
- Immediately available on flexible terms
- Incentives available

Location

The property is located in Coventry City Centre within walking distance of both the city's main rail and bus stations. The unit benefits from an end-terrace position on the pedestrianised walkway of Market Way which leads from Shelton Square to the Lower Precinct. It is used as one of the main thoroughfares from the south of the City Centre towards the north.

Whilst the City Centre offers accommodation for a range of uses, the immediate vicinity is largely occupied by retailers which include amongst others Tesco, Greggs, British Heart Foundation and a number of independent outlets.

Specifically, the property sits at the end of a parade of units along the western side of Market Way. The hoarding to its front should be removed in Q3 2020.

Description

The property comprises former Bank premises over ground and first floors. It provides both customer facing retail/bank accommodation to the ground floor along with meeting rooms and ancillary/WC facilities. The first floor is divided up into various offices and a staff kitchen.

Externally the property benefits from a return frontage and rear loading.

Accommodation

	sq m	sq ft
Ground Floor Retail	179.98	1,937
First Floor Office	128.22	1,380
First Floor Ancillary	29.28	315
TOTAL NIA:	337.42	3,632

Rent

On application. Incentives available.

Tenure/Lease Term

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

Please note the Landlord requires a rolling break option upon 3 months' prior written notice from July 2022. Further details available on request.

Rateable Value

From information taken from the 2017 Non Domestic Rating List the shop has the following Rateable Value:

Shop and premises £53,000

Important Notice:

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

- (i) 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;
- (ii) 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;
- (iii) 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.

VAT

VAT may be payable on the rent. To be confirmed as soon as possible.

Energy Rating

TBA. EPC available on request.

Legal Fees

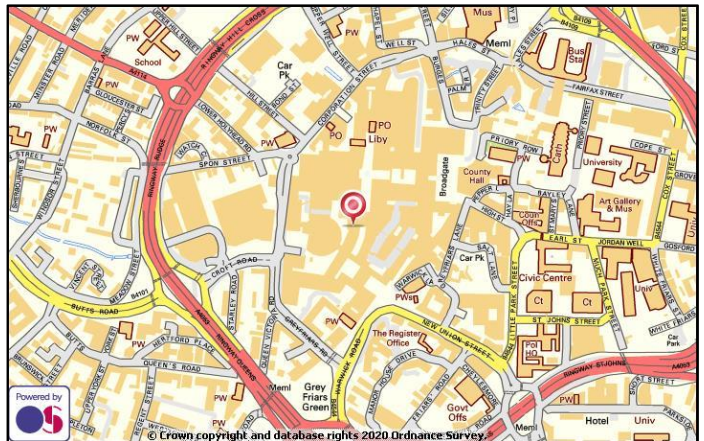
Each party will be responsible for their own legal costs incurred in the preparation and granting of a new Lease. In the event a prospective tenant fails to proceed through no fault of the Landlord then abortive fees will be payable.

Viewing

Strictly by appointment with the sole agent:

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