

OPENING DOORS SINCE 1843



Price
£7,800 pa with first
quarter rent free



Area
310 sq.ft



Use
E Class Usage



Location
Busy Main Road Location



Availability
Available Immediately

TO LET

203 Longford Road, Coventry CV6 6BG

Location:

The subject property is located within a busy parade of shops fronting on the B4113 Longford Road.

The location provides easy access into Coventry City Centre from the city's northern suburbs and offers excellent links to national road networks including Junction 3 of the M6, the M69 and M1. The A444 also provides easy access into the centres of both Coventry and Nuneaton.

Description:

The property comprises a small lock-up retail unit with roller shutter security screen to the front and benefits from a suspended ceiling with inset lights throughout.

To the rear there is also a small kitchen and WC, as well as a store previously used as a lobby area.

Suitable for a variety of E class business uses, the property is offered with immediate vacant possession.

Floor Area:

| | AREA SQFT | AREA SQM |
|-------------------|---------------|--------------|
| Ground Floor Shop | 202.00 | 18.77 |
| Lobby/Store | 58.00 | 5.39 |
| Kitchen | 50.00 | 4.65 |
| TOTAL | 310.00 | 28.80 |

Rateable Value:

The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms & Service Charge:

The premises are available to let on a full repairing and insuring basis with a suggested lease length of 6 years with a rent review taking place in year 3. The commencing rental is £7,800 per annum with the first quarter rent free.

Services:

Mains water and electricity are connected but there is no gas at the property.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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