



TO LET

GROUND FLOOR RETAIL UNIT

294 Walsgrave Road,
Coventry, CV2 4BL

Situated on the A4600 Walsgrave Road

*
Gas fired central heating

*
LED lighting

*
Car parking to the rear

*
NIA - 687 sq ft (64 sq m)



LOCATION

The property is located on the A4600 Walsgrave Road around 1.5 miles east of Coventry city centre. The A4600 leads directly to the M6/M69 Anstey interchange. The property is located in a parade of shops with nearby occupiers including KFC, Caprinos pizza and a variety of other independent retailers. The playing fields for Stoke Park Academy are located directly opposite from the property and the surrounding area is predominantly residential in use.

Coventry is a large city, population approximately 345,000, located in the West Midlands. Coventry benefits from excellent road access with the M6 and A46/M69 providing north to south and east to west connectivity, respectively. Coventry railway station provides regular services to London Euston, Birmingham New Street and other principal destinations.

DESCRIPTION

The property comprises a ground floor lock up shop situated on A4600 Walsgrave Road, approximately 1.5 miles east of Coventry city centre.

The property is currently occupied as a dental surgery and has been partitioned into treatment rooms (in combination with 296 Walsgrave Road) but will be separated and the partitions cleared prior to occupancy. The property benefits from suspended ceilings with LED lighting, gas fired central heating, kitchen and WC facilities.

Externally, there is car parking available to the rear of the property.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Retail	687	63.82
NIA Total		687 Sq Ft	63.82 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property which benefits from gas fired central heating serving panel radiators.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of Coventry City Council is:

Currently assessed as 294-296 Walsgrave Road combined at £23,750. Estimated Rateable Value when split £11,875.

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent, on a new effective full repairing and insuring lease (by way of service charge), at a commencing rental of £22,000 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

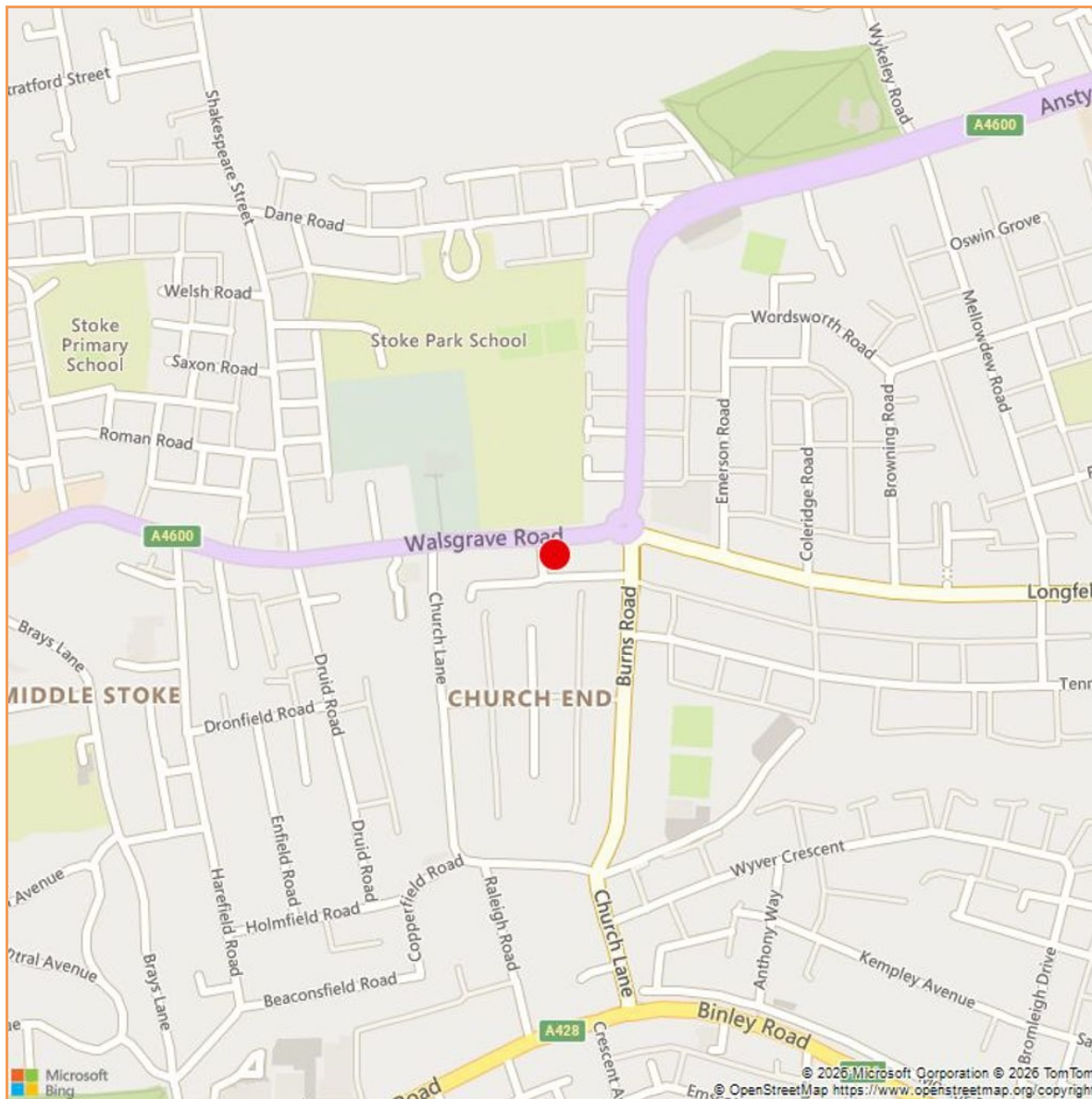
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.



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