

wards
Commercial

TO LET

GROUND FLOOR RETAIL UNIT

42 Daventry Road,
Coventry, CV3 5DP

Popular suburban location within Stivichall

⁂

300m from the popular Memorial Park

⁂

Gas fired central heating

⁂

Electric roller security shutters

⁂

NIA - 715 sq ft (67 sq m)

LOCATION

The property is located within a small suburban parade of shops with adjacent tenants including Londis convenience store, Poseidon fish bar, Flame & Ice hot food takeaway and the Open Arms public house. Daventry Road emanates from the B4113 Leamington Road which in turn leads to the A429 Warwick Road and Coventry city centre and rail station. The popular Memorial Park is around 300m from the property.

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 connectively, respectively. Coventry railway station provides regular services to London Euston, Birmingham New Street and other principal destinations.

DESCRIPTION

The property comprises a prominent end of terrace ground floor retail unit, situated in the sought after Stivichall suburb of Coventry.

Internally, the retail areas are mainly open plan with ancillary stores, kitchen and WC facilities. The property benefits from a good specification to include wood effect tiled flooring, ceiling spotlights and electric security roller shutter doors.

Externally, there is a large paved area to the front elevation and a rear garden which is mainly laid to lawn.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail	611	56.76
Ground	Store	36	3.34
Ground	Kitchen	69	6.41
NIA Total		715 Sq Ft	66.42 Sq M

SERVICES

Mains gas, electricity, water and drainage are connected to the property, which benefits from gas fired central heating.

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 the Coventry City Council is:

Rateable Value: £17,250

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to rent, on a new effective full repairing and insuring lease for a term of years to be agreed, at a commencing rental of £30,000 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 - C(59)

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.

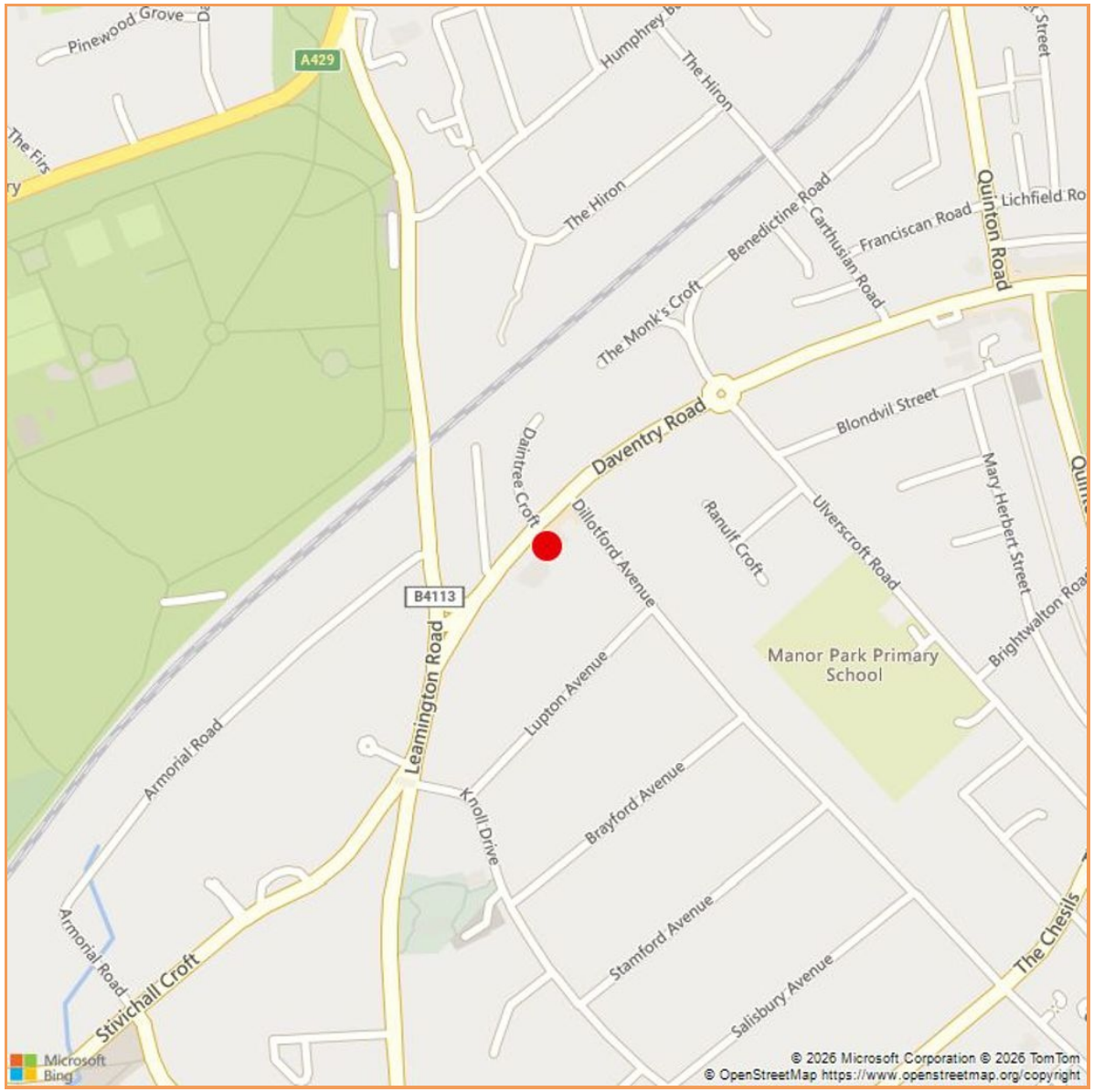
N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

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.




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