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commercial property experts

## To Let

First Floor Town Centre Office in  
Southam

**863 sq.ft** (80 sq.m)

52 Coventry Street, Southam, Warwickshire, CV47 0EP



## Accommodation

52 Coventry Street comprises an end terraced building of traditional brickwork construction, with a pitched slate roof. The office is accessed via an external staircase between The Olde Mint and Janet Porter Opticians.

Internally the property comprises five individual office rooms, a kitchen, WC. The office has been recently renovated to a modern standard, benefitting from Gas Central Heating, DADO cable trunking throughout, new carpeted flooring, doubled glazed windows and LED lighting, in addition a new boiler has just been fitted.

The net internal floor area measures 863 sq.ft. (80.14 sq.m), including the kitchen which measures 159 sq.ft. (14.75 sq.m).

## Location

The subject property is located on Coventry Street in the market town of Southam, Warwickshire. Coventry Street forms part of the main high street, bisecting the Southam Town Centre. Occupiers in the immediate vicinity include The Co-op, Southam Post Office, The Olde Mint and Coventry Building Society.

Occupiers of 52 Coventry Street will also benefit from free parking at Wood Street Car Park, which is 100 yards away.

## Tenure

The accommodation is offered on a new lease for a term to be agreed. The lease will be drawn on internal repairing and insuring terms.

## Services

Mains gas, electricity, water and drainage are connected.

## EPC E 101

## Planning

Class E (Business)

## Rent

£8,500 per annum exclusive

## Rates

The rateable value for the current year is £9,500. Occupiers may benefit from 100% Small Business Rates Relief (subject to status of rates payer).

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

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