

**TO LET**

**EXTENSIVE RETAIL UNIT IN PRIME POSITION**

**191-193 Walsgrave Road, COVENTRY CV2 4HH**



**GF: 1,552 SQ FT (146.73 SQ M) FF: 450 SQ FT (41.76 SQ M)**

- Located in a prominent retail location at the top of Ball Hill
- Excellent access to Coventry City Centre and the M6/M69
- Use Class E

## Location

The property is located approximately 1.5 miles to the east of Coventry City Centre on the A4600 Walsgrave Road. Along the parade are an array of retail outlets offering a range of both local independents and larger national occupiers.

Walsgrave Road acts as one of the main arterial routes from the city centre. Specifically the property is located on the northern side of Walsgrave Road and approximately opposite its junction with Marlborough Road.

## Description

The premises form a terrace of retail units of brick construction with pitched roofs, providing retail space generally on the ground floor level. To the rear of the property there is a raised retail area and an office/store.

The first floor provides a number of offices/stores, kitchen and WC facilities.

The property is generally of shell finish following vacation by the previous occupier. There is fluorescent lighting and air conditioning to the property.

## Accommodation

	sq m	sq ft
Main Retail Area	93.61	1,008
Rear Raised Retail Area	27.79	300
Rear Office/Store	22.63	244
First Floor Kitchen	11.29	122
Further Offices/Stores	30.47	328

## Tenure

A new Full Repairing & Insuring Lease for a term of years to be agreed.

## Use

It is understood the property has an historic A1 Use and therefore, should now have the benefit of Use Class E.

## Rent

**£35,000 per annum**

## Rateable Value

From information taken from the April 2023 Non Domestic Rating List, current Rateable Value £26,500.

## VAT

VAT will be payable if applicable.

## Legal Costs

Each party will be responsible for their own legal fees incurred in the transaction.

## EPC

D92. EPC available upon application.

## Viewing

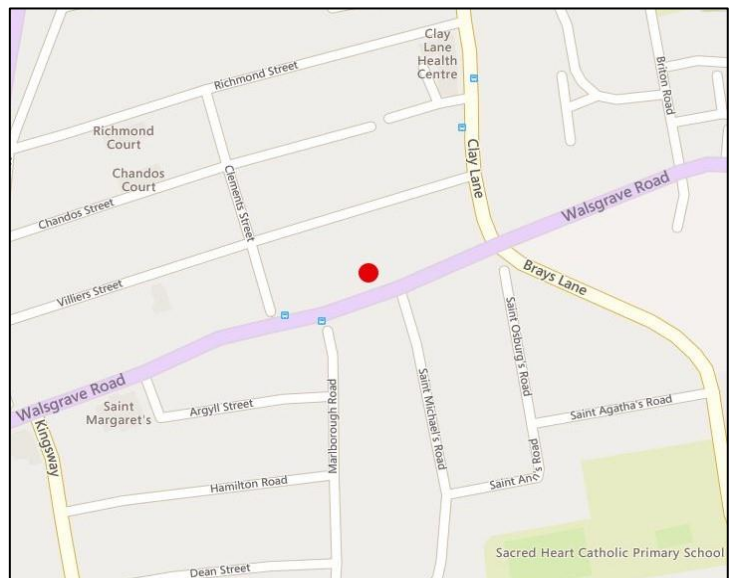
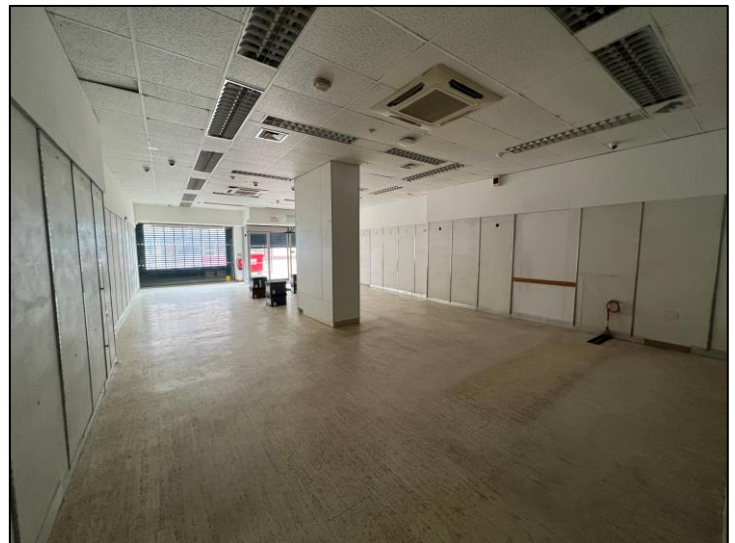
Strictly by appointment with the sole agent:

## HOLT COMMERCIAL

**024 7655 5180**

## NICK HOLT

[nick@holtcommercial.co.uk](mailto:nick@holtcommercial.co.uk)



### Important Notice:

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

- 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;
- 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;
- 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.



T/ 024 7655 5180  
E/ [agency@holtcommercial.co.uk](mailto:agency@holtcommercial.co.uk)  
W/ [holtcommercial.co.uk](http://holtcommercial.co.uk)

Head Office  
Holt Court  
16 Warwick Row  
Coventry  
CV1 1EJ

Birmingham Office  
Victoria House  
114-116 Colmore Row  
Birmingham  
B3 3BD