

## FOR SALE/TO LET

## FORMER NURSERY PREMISES

Small Fries Day Nursery, Hertford Place, COVENTRY CV1 3JZ



**7,216 SQ FT (670.38 SQ M) NIA**

- Excellent ring road position
- Outside space
- Semi-fitted day nursery space
- Available immediately

## Location

The property is situated near to the city centre, overlooking Croft Road to the front at its junction with a slip road off the A4053 Coventry Ring Road. Hertford Place is the access road to the property to the rear which is a cul-de-sac.

The immediate area comprises mainly student type housing with some commercial properties.

## Description

The property comprises a former night club and most recently a children's day nursery. It was constructed approximately 45 years ago and is over three storeys within a brick walled, concrete and/or steel frame and flat roof building. There is a storage area at basement level and an outside play area to the side of the building.

## Accommodation

|                   | sq m          | sq ft        |
|-------------------|---------------|--------------|
| Ground Floor      | 313.27        | 3,372        |
| First Floor       | 341.23        | 3,673        |
| Second Floor      | 15.88         | 171          |
| <b>TOTAL NIA:</b> | <b>670.38</b> | <b>7,216</b> |

## Services

Mains electricity, water and drainage are all connected to the property.

## Tenure

The premises are available on a new equivalent Full Repairing & Insuring Lease for a term of years to be agreed.

## Rent

**£87,500 per annum exclusive (subject to contract)**

## Long Leasehold Interest

**£775,000 (subject to contract)**

Further details are available on request.

## Rateable Value

Rateable Value (2023): £47,750

## EPC

C. EPC available on request.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## Legal Costs

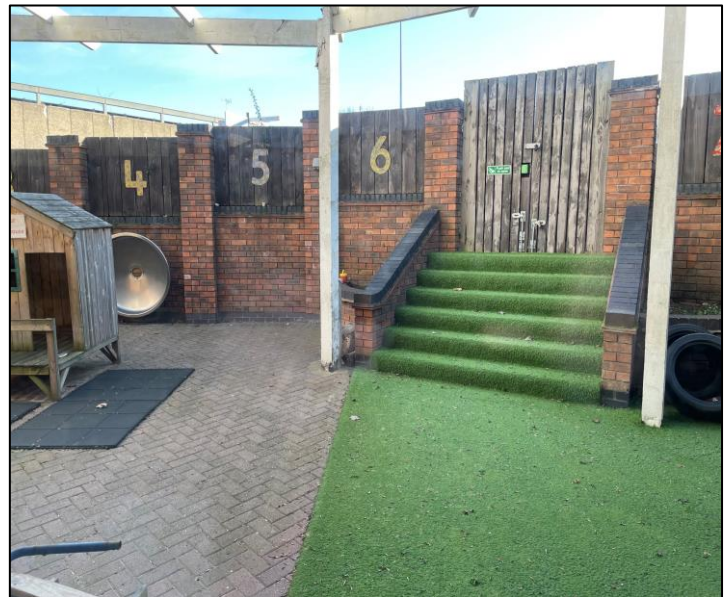
Each party to be responsible for their own legal fees incurred in the transaction.

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**EDWARD JENKINSON**

**024 7655 5180**  
[ed@holtcommercial.co.uk](mailto:ed@holtcommercial.co.uk)



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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