



GROUND FLOOR OF LUXURY
462 BED STUDENT VILLAGE

TO LET

Highly Prominent Commercial Unit on the Ground Floor of a Luxury 462 bed Student Village

2,551 SQ FT (237 SQ M)

Albany Student Village | Earlsdon | Coventry | CV5 6JR

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COMMERCIAL

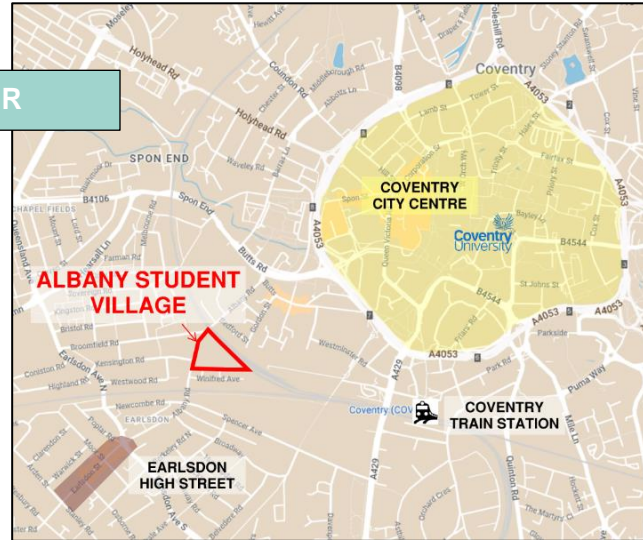
FEATURES

SAT NAV: CV5 6JR

Location

Albany Student Village is located on Albany Road, Earlsdon, which is a highly sought after and thriving suburb with a host of shops, bars and restaurants. Earlsdon is ideally positioned within 600m (8 minutes) easy walking distance of Coventry City Centre and Coventry University, which has only been improved by the new road and pedestrian layout under the Coventry Ring Road.

Coventry has excellent transport links, being located in the centre of England. Albany Student Village is easily accessible to public transport links, including Coventry's mainline railway station which is only 700m away.

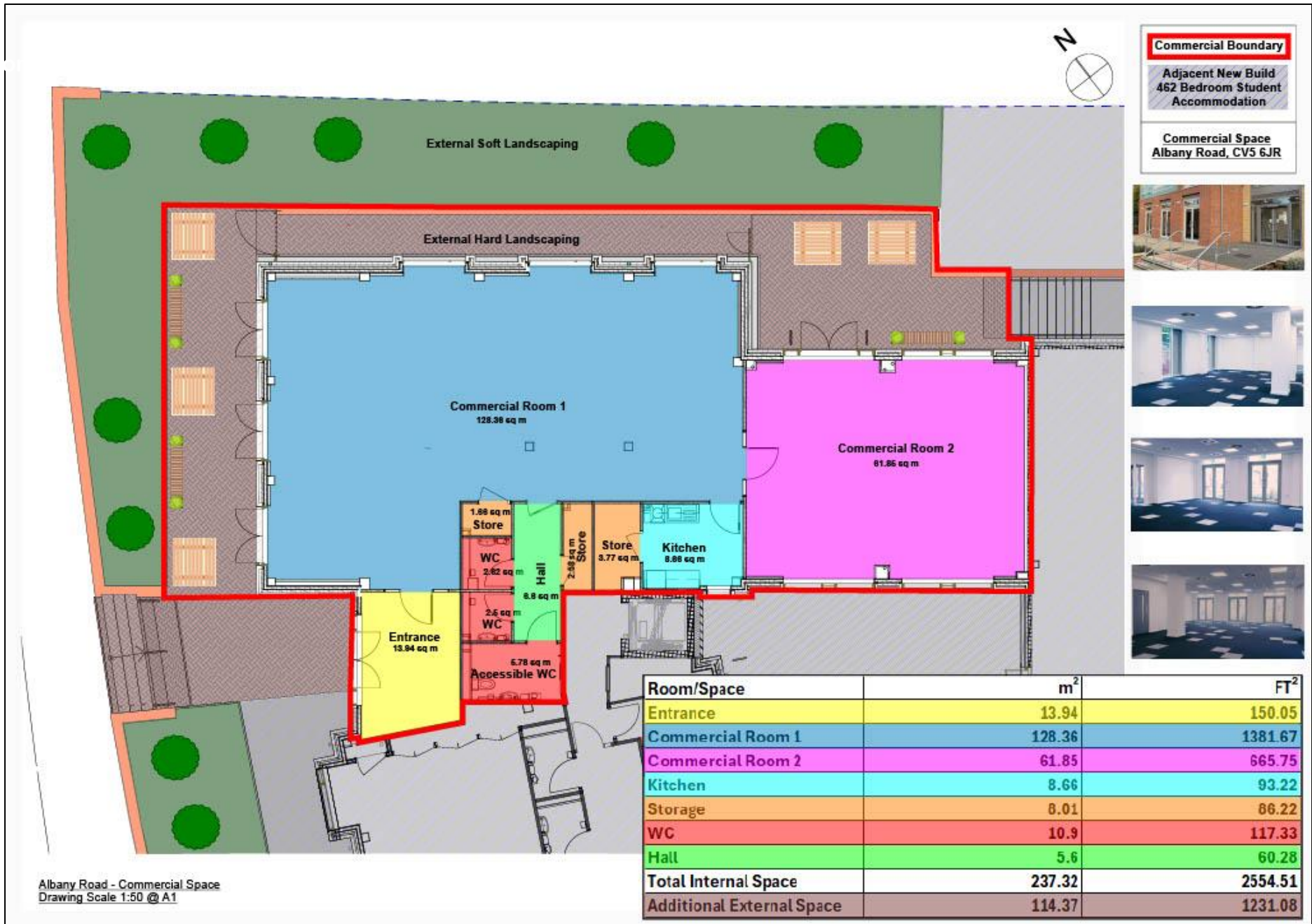


Description

The unit has been finished to an excellent standard, including suspended ceilings, LED lighting, air conditioning, CCTV and alarm system. It has access directly from the front elevation facing onto Albany Road. There is a good general open plan front of house area with back of house providing toilets, stores, kitchen/bar area. The unit also benefits from a rear 'event space' with its own secure patio. There is also patio/seating to the front of the property facing Albany Road.

- Located within close proximity of Coventry City Centre
- Modern unit
- Situated on the ground floor of a popular 462 bed Student Village
- Good frontage to Albany Road
- A variety of uses Subject to Planning





Commercial Space Plan



Click here for virtual tours



Accommodation

Front of House	2,066 sq ft	192.00 sq m
Back of House	455 sq ft	45.00 sq m
Total:	2,551 sq ft	237.00 sq m

Tenure

The premises are available on a new FRI Lease for a term of years to be agreed.

Rent

Upon application.

Permitted User

Use Class E but restricted to non-retail use.

Energy Rating

B33. EPC available upon request.

Further Information

Should you require further information or wish to arrange to view please contact the agents:

Utilities / Service Charge

The tenant is responsible for its own costs and outgoings in respect of the premises and responsible to pay a service charge associated with the operation and maintenance of the building. Details are available upon request.

Business Rates

To be assessed. Interested parties should also make their own enquiries with the Local Authority.

VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Money Laundering

In accordance with Anti Money Laundering Regulations two forms of ID and confirmation of source of funding shall be required.

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NICK HOLT
024 7655 5180 / 07956 444636
nick@holtcommercial.co.uk

EDWARD JENKINSON
024 7655 5180 / 07935 317329
ed@holtcommercial.co.uk