

FOR SALE – LONG LEASEHOLD PRIME CITY CENTRE RETAIL PREMISES

71 Hertford Street, COVENTRY CV1 1LB



2,531 SQ FT (262.01 SQ M) Main Retail Area plus
2,135 sq ft (198.34 sq m) Ancillary Space and Rear Secure Loading Bay
1,726 sq ft (160.31 sq m) Basement Storage

- Situated on the edge of Broadgate retail area in Coventry City Centre
- Within walking distance of the bus and train stations
- Suitable for a range of uses subject to planning

Location

The property is prominently located in Coventry City Centre, immediately to the south of Broadgate, one of the city's main pedestrianised areas and home to the statue of Lady Godiva.

Hertford Street is pedestrianised and runs southward towards Warwick Row and onto the railway station so is easily accessible. Northwards from Hertford Street lies Broadgate and beyond that the West Orchards Shopping Centre and bus station.

Other occupiers within the immediately surrounding area include Ryman, Oxfam, Deichmann and Yorkshire Building Society.

Description

The property comprises a mid-terraced ground floor retail unit with ancillary storage together with a secure rear loading bay area accessed from Greyfriars Lane. 71 Hertford Street was for many years the main Post Office in central Coventry and the name can still be seen above the main entrance area.

Accommodation

	sq m	sq ft
Ground Floor Retail:	262.01	2,531
Ground Floor Office/Ancillary:	198.34	2,135
Basement Storage	160.31	1,726
TOTAL NIA:	620.66	6,192

Tenure

The property is held on a long leasehold basis, with the Lease being for 150 years from 3 December 2003 at a rent of "one peppercorn (if demanded)".

Price

£680,000

Business Rates

Rateable Value as from 1 April 2023: £66,500

Energy Rating

C-68

Legal Costs

Each party to bear their own costs in the sale of the long leasehold.

Important Notice:

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

- (i) 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;
- (ii) 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;
- (iii) 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.

Money Laundering

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

Viewing

Strictly by appointment with the sole agent:

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