

TO LET



GROUND FLOOR LOCK-UP PREMISES

2160 COVENTRY ROAD, SHELDON SHOPPING CENTRE, B26 3JB



LOCATION

The premises are located within the popular Sheldon Shopping Centre which fronts the main A45 Coventry Road.

DESCRIPTION

The premises comprise a prominent location within the busy Sheldon Shopping Centre. Nearby occupiers include **Lloyds Pharmacy, Iceland, Card Factory, Coventry Building Society, Costa and Cake Box etc.**

Parking within the centre is free for the first 30 minutes.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	17'1"	5.2 m
SHOP DEPTH	59'8"	18.2 m
NET GROUND FLOOR AREA PLUS TOILET	980 sq ft	91 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£21,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: Rateable Value: **£19,000**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 95 (Band D). A copy of the certificate is available upon request.

BUILDING INSURANCE

Building insurance for the year from 16.1.23 is **£665** plus VAT

SERVICE CHARGE

The incoming tenant will be responsible for the payment of a service charge, which is currently **£603** plus VAT per annum.

LEGAL COSTS

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

VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOURS OF THE PROPERTY

Please click on the following links:

External Video 1 – <https://youtu.be/aRtzNe-olkk>

External Video 2 – <https://youtu.be/jW0edPVwQYw>

Internal Video - <https://youtu.be/gXrb7d1K4ko>

VIEWINGS

By appointment with: AMT Commercial on 01527 821 111 or Creative Retail on 0121 400 0407

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