

OPENING DOORS SINCE 1843



Area
51.10 sq.m (550 sqft)



Rent
£9,500 per annum



Location
Busy Suburban Parade



Use
Flexible E Use Class



Parking
Single Space Attached

TO LET

Winsford Avenue, Coventry CV5 9JG

Location:

The premises are located in the centre of a parade of shop units with residential accommodation over, which form part of the Winsford Avenue Local Centre (at the corner of Winsford Avenue and Whitaker Road) in the popular Allesley Park suburb of Coventry. This is a large and fairly densely populated residential area on the western side of the city approximately two miles from the centre. The Winsford Avenue Local Centre provides for a good range of trades including a Nisa Extra with associated car parking, further convenience store/Post Office, florist, bakery, optician, take-aways, etc. The Allesley Park Neighbourhood Centre and Wilfred Spencer Centre are both also close by. In addition there is limited stay car parking to the immediate frontage and on Whitaker Road, with bus stops also to hand.

Description:

The property comprises a corner positioned commercial unit most recently occupied as a hairdressing salon but now benefitting from an E use class designation allowing the premises to be used for general retail use, as professional offices, as a cafe, for indoor sports and leisure use or for health medical services etc.

The property benefits from dual aspect windows with external security shutters to the two frontages and has a suspended ceiling to the salon area with inset lighting in addition to a kitchen and WC facilities.

A single car parking space is included in the rent with other spaces/garage potentially available on terms to be agreed.

Floor Area:

	AREA SQFT	AREA SQM
Salon	494.00	45.89
Kitchen	56.00	5.20
TOTAL	550.00	51.10

Services:

Mains water, gas and electricity are understood to be available subject to connection charges by the utility companies.

No tests have been applied.

Rateable Value:

The property is included in the 2017 Rating List with a Rateable Value of £6,300. Prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms:

The property is available on the basis of a new internal repairing and insuring lease for a term of years to be agreed with the tenant also to retain responsibility for the maintenance of the retail shop front (and all external joinery). A minimum 3 year lease commitment will be required.

The commencing rental will be £9,500 per annum.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of the preparation of these particulars the Landlord had not elected to charge VAT and stamp duty if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan:
EPC: [Click here](#)
Planning Information:
Video Link:
Other:

Viewing Arrangements:

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