

OPENING DOORS SINCE 1843



**Use**  
Used Car Sales Pitch or  
Similar Use



**Area**  
524.99 sq m (5,651 sq ft)



**Offering**  
Hardstanding



**Rent**  
£20,000 per annum plus  
VAT



**Location**  
Good Road  
Communications

**TO LET**

4b Caludon Road, Coventry CV2 4LP

## Location:

The site forms part of Andrews Garage and is close to the junction with Brighton Street in the Stoke area of Coventry with good access to the A4600, city centre and motorway network.

## Description:

Level rectangular site with concrete and tarmac surface, suitable for displaying up to 50 cars. There is a steel palisade fence to the front boundary, with gates. Floodlights on site require a separate electricity supply.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Hardstanding</b>	5,651.00	524.99
<b>TOTAL</b>	<b>5,651.00</b>	<b>524.99</b>

## Services:

No separate services are connected at present. Power is available by arrangement with the landlord. The tenant will contribute a fair proportion towards the Severn Trent invoiced cost for water and drainage services to this site and the adjoining property retained by the landlord.

## Rateable Value:

The site has not been separately assessed for Business Rates and this will be arranged with the incoming tenant.

## Terms:

A new lease is available at a rent of £20,000 per annum for a term of 3 years, with a break which the landlord can exercise at any time after the end of the second year with not less than 12 months prior written notice. The tenant will be responsible for all repairs and decorations and business insurance.

## VAT:

VAT is not payable on the rent.

## Legal Costs:

The tenants' solicitor will provide an undertaking for the landlords' legal costs, which will be payable if the tenant fails to complete a letting within one month from receipt of a draft lease and replies to enquiries.

## Property Documents:

Property Plan:  
EPC:  
Planning Information:  
Video Link:  
Other:

## Viewing Arrangements:

**Loveitts** 024 7622 8111 (Option 2)  
[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

