

OPENING DOORS SINCE 1843



-  Rent
£20,000 per annum
-  Area
1598 sq. ft.
-  Availability
Available Now
-  Parking
Ample Parking Space
-  Property
Mixed Use

TO LET

71 Bulwer Road, Coventry CV6 3AJ

Location:

71-73 Bulwer Road is located in an area of mixed predominantly residential development in the Radford area of Coventry. It is situated at the end of a terrace with ample parking nearby.

The property is easily accessed off the B4098 Radford Road within one mile of Coventry City Centre with local shops, bus services and other amenities close at hand.

Description:

The property comprises mixed use premises with a retail shop at the front ground floor (which formerly traded as an off-licence) with residential accommodation to the rear ground floor and first floors.

The retail part of the property is accessed via Bulwer Road and this comprises an open plan retail area. To the rear of this is the living room (which also has separate access from the rear), a shower room, kitchen and garage.

A lobby leads off the living room with stairs rising to the first floor, here there are three bedrooms and a bathroom.

Floor Area:

	AREA SQFT	AREA SQM
Retail Area	524.00	48.68
Ground Floor	601.00	55.83
Residential		
First Floor	473.00	43.94
Residential		
TOTAL	1,598.00	148.46

Services:

Mains water, gas and electricity are connected to the property. No tests have been applied

Rateable Value:

The Rateable Value of the property as at the 2023 List is £5.400. The residential part of the property is separately assessed for Council Tax as Band A. Prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms & Service Charge:

Available by way of a new full repairing lease for a term to be agreed. A nine year lease term is suggested with rent reviews every three years.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

The Incoming tenant will be responsible for payment of the Landlord's reasonable legal costs in drafting the new lease.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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