

OPENING DOORS SINCE 1843



-  **Property**  
New Lease Available
-  **Rent**  
£9,600 per annum
-  **Location**  
Popular Retail Location
-  **Offering**  
Offers Invited For The Barbers' Fittings
-  **Alternative Use**  
Other Uses Considered

**TO LET**

The Barber Shop, 67 Barker Butts Lane, Coventry CV6 1DU

## Location:

The property is located in a prominent position within the established suburban shopping centre close to the junction of Barker Butts Lane with Moseley Avenue in the Coundon area of Coventry. There is some time limited on street parking outside and also nearby and the property is on a bus route.

## Description:

There is a plate glass shop front with separate part glazed entrance door and external security shutter. The retail shop has an internal width of 3.74m and a depth of 5.52m. There is a rear corridor leading to a staff toilet, understairs cupboard and fire exit.

### Retail Shop

Three wash basins with electric showers over, checker plate wall finish, spotlights, suspended ceiling with LED lighting, sheet vinyl floor.

### Toiler

W.C. and wash basin, electric water heater, wall mounted tubular heater, water meter.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Retail Shop</b>	222.00	20.62
<b>TOTAL</b>	222.00	20.62

## Rateable Value:

The property is assessed as Hairdressing Salon and Premises with a Rateable Value of £4,400. A tenant may qualify for Small Business Rates Relief and pay no rates. Coventry City Council can confirm the position.

## Terms & Service Charge:

A lease is available for six years or longer at a rent of £9,600 per annum, with rent reviews every three years. Rent will increase 10% at each review. The tenant will be responsible for internal repairs and decorations to the ground floor, plus the shop front and rear window and a contribution of 50% towards any repairs to the main roof and walls and the insurance premium for the building.

## Services:

Mains electricity, water and drainage services are connected. No tests have been applied.

## VAT:

The property has not been elected for VAT and this will not be payable on the rent, but the Landlords shall be entitled to waive the exemption and charge VAT in the future if required.

## Legal Costs:

The tenant will pay £750.00 plus VAT towards the Landlords' legal costs and a written undertaking for costs will be required.

## Property Documents:

Property Plan:

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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