

OPENING DOORS SINCE 1843



Rent
£20,000 per annum



Area
1568 sq.ft. (145.67 sq.m.)



Location
Busy Shopping Parade



Availability
May 2024



Retail
Class E Use

TO LET

100 Moseley Avenue, Coventry CV6 1HQ

Location:

The subject property occupies a busy main road position in a thickly populated residential area and forms part of a busy neighbourhood shopping district serving the local community (and others) with parking possible on a first come first served basis on the neighbouring streets.

The Rialto Plaza, a 1930's Art Deco entertainment venue with further shops attached, is directly facing. Coventry City Centre is approximately one mile distant.

Description:

100 Moseley Avenue is a terraced, two storey retail unit. The internal accommodation currently comprises an open plan retail area with private office/treatment room, rear retail (previously a dispensary), staff w.c. and storage area.,

The first floor (which is accessed via an internal stair case) comprises a staff room, w.c. and two offices/stock rooms which could alternatively be used as additional retail space.

The property would suit a range of Class E users and is available by way of a new lease for a suggested term of 6 years.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	1,000.00	92.90
First Floor	568.00	52.77
TOTAL	1,568.00	145.67

Rateable Value:

The property is included in the 2023 Rating List with a Rateable Value of £8,800. Prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms & Service Charge:

The property is available by way of a new lease for a term to be agreed. However, a six year lease term with a rent review at year 3 is suggested.

Services:

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

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. VAT will not be payable on the rent in this instance,

Legal Costs:

Incoming tenants will be required to contribute to the Landlords' legal costs, undertaking the full amount in the event that the lease does not proceed to completion.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other: [Click here](#)

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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