

OPENING DOORS SINCE 1843



-  Offering Well Fitted Property
-  Location Popular District Shopping Centre
-  Rent £17,500 per annum
-  Area 1306 sq.ft.
-  Specification Landlord Will Retain Some Storage

TO LET

73 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

## Description:

The end terraced property has had substantial improvements completed over recent years including replacement roof coverings to the rear single storey extensions. Heating is supplied by a gas-fired central heating system. There is a timber shop front with separate UPVC double glazed door and side screen and two steel security shutters. The retail shop has an internal width of 4.91m and depth of 9m plus recess at the rear. There is a refitted staff toilet and understairs cupboard, refitted kitchen, office, rear lobby leading to a further toilet store and courtyard and a store beyond with recessed store room. Beyond this store is an additional store at the rear of the site which the Landlord will retain with access from the drive. There is a gate from the courtyard also providing side access to the drive.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Retail</b>	583.00	54.16
<b>Office</b>	111.00	10.31
<b>Kitchen</b>	140.00	13.01
<b>Store</b>	472.00	43.85
<b>TOTAL</b>	<b>1,306.00</b>	<b>121.33</b>

## Rateable Value:

The property is included in the 2023 Rating List with a Rateable Value of £11,750. An occupier may qualify for Small Business Rates Relief and pay nothing. This should be confirmed with the Council.

## Terms & Service Charge:

A new lease is available for six years or longer at a rent of £17,500 per annum with rent reviews every three years. The tenant will be responsible for internal repairs and decorations, the shop front, shutters, doors and windows, outbuilding roofs and walls and a contribution of 50% towards any maintenance of the other walls and roofs and the buildings insurance.

## Services:

All mains services are connected. 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:

The tenant will pay the Landlord's legal costs for the letting.

## Property Documents:

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

## Viewing Arrangements:

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

