

OPENING DOORS SINCE 1843

Loveitts^{est. 1843}
COMMERCIAL



Rent
£10,000



Area
488 Sq Ft



Availability
Available Now



Location
Main Road Location

TO LET

Unit 2, 77 Barker Butts Lane, Coventry CV6 1DZ

Location:

The subject property is very prominently situated close to the intersection of Barker Butts Lane and Moseley Avenue in the Coundon district of Coventry approximately 1.25 miles from the city centre. This is a busy established suburban shopping parade with a range of retail outlets, office premises, takeaways and restaurants located in the immediate area.

There is also limited on street parking in the vicinity.

Description:

The property forms part of parade of commercial premises and benefits from excellent visibility from Barker Butts Lane. The unit is open plan and newly refurbished with proposed new shower/WC facilities incorporated.

Now with recent changes to the Use Classes Order the property is considered suitable for a variety of retail, office and cafe type uses etc or as a clinic or say for personal training as a mini gym.

Floor Area:

	AREA SQFT	AREA SQM
Unit 2	488.00	45.34
TOTAL	488.00	45.34

Services:

Mains water, drainage and electricity are understood to be installed to the building, subject to connection charges by the utility companies.

Rateable Value:

We are informally advised by the Local Authority that the current assessment for the property (2017 List) is £5,800. Please note that this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority.

Terms:

Available by way of a brand new effectively Full Repairing and Insuring Lease for a term of years to be agreed. The commencing rental will be £10,000 per annum exclusive.

VAT:

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

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

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

Viewing Arrangements:

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