

COVENTRY

To Let

Unit 2, Bishop Gate, Tower Street, Coventry, CV1 1HU



Unit 1 Let to Tesco Express

Last Remaining Unit Available

**AVISON
YOUNG**

Unit 2, Bishop Gate, Tower Street, Coventry, CV1 1HU



Quoting Rent
£39,950 pax



Size
2,300 sq ft



Prominent location
Situated on the ground floor of premium student accommodation with Tesco adjacent



Planning
Suitable for a range of uses within Class E (subject to planning)



Demographics
30,000 + students at Coventry University

28,000 + students at the University of Warwick, Coventry campus

Location

Coventry is the 11th largest City in the UK with a population in excess of 350,000. The city is located 19 miles south east of Birmingham, 24 miles south west of Leicester and 11 miles north of Warwick.

The retail unit is situated on the ground floor of an impressive 725 bed student accommodation. The largest of the towers within the £73 m development comprises 17 storeys and is over 50m high.

The principal retail frontage is located on Tower Street, immediately adjacent to a new Tesco Express convenience store, with the site having secondary frontages onto Bishop Street and Coventry's main ring road (A4053). Bishop Street Canal Basin has been restored and a footbridge to the historic canal architecture is located at the rear of the development.

Accommodation

The premises are arranged over ground floor providing the following approximate internal floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground	2,300	213.76

Lease Terms

The property is available by way of new 10 year lease and subject to five yearly upward only rent reviews.

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Seeking offers in the region of £39,950 pax

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates

The property is yet to be assessed for ratings purposes.

EPC

The EPC is being assessed and will be available upon request.

Legal Costs

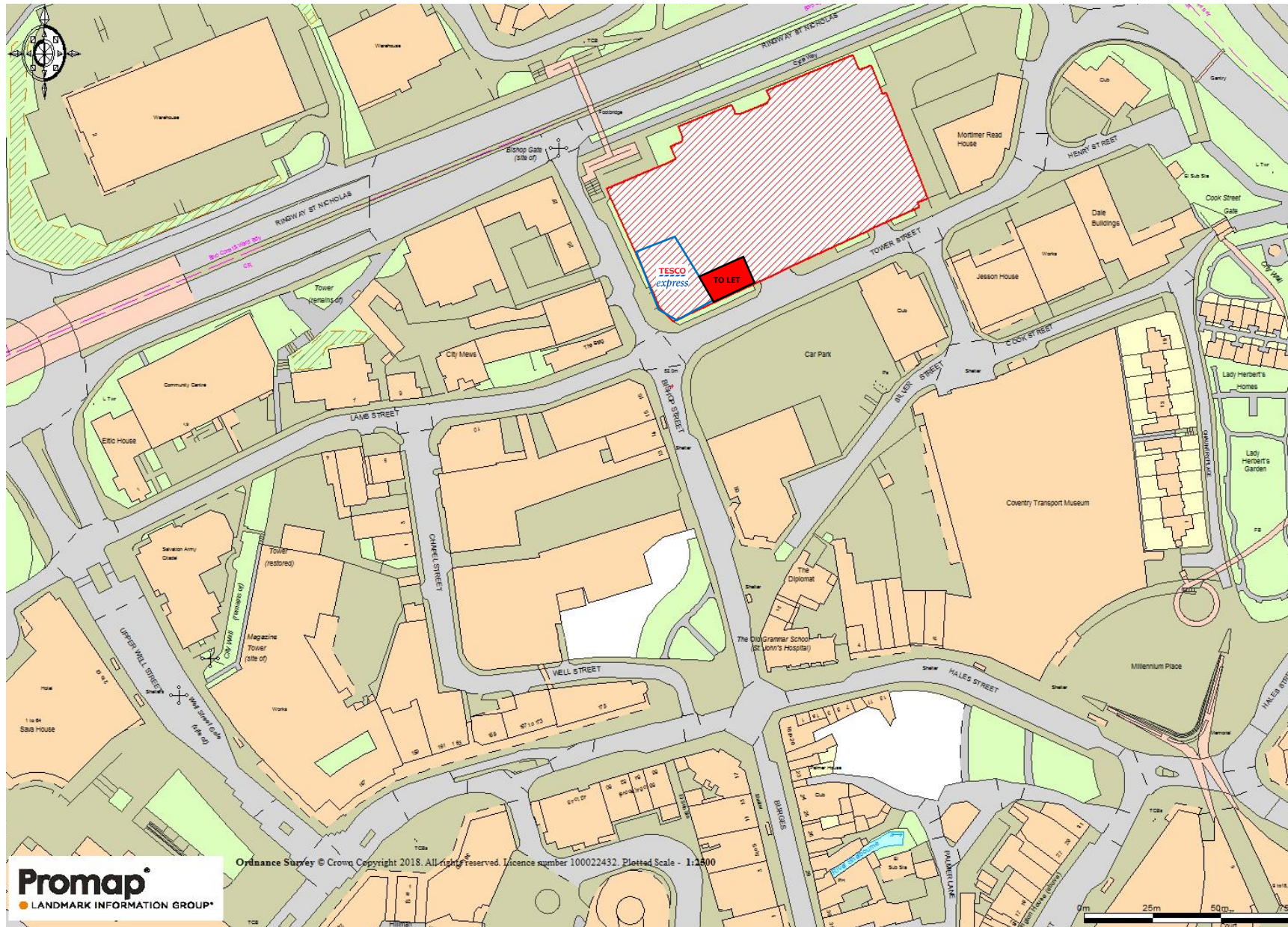
Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.



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