



Barkers Butts Lane, Coundon, Coventry CV6 1DY
£1,417 PCM

archerbassett
LETTINGS AND SALES

A large (970 SQ FT) Class E retail unit available for lease on popular shopping parade close to the city centre with large frontage.

Location

Situated in a bustling neighbourhood with high foot traffic, the unit benefits from being within easy reach of the city centre, along with close proximity to local schools, residential areas, and other businesses. The area is well-served by public transport, with bus stops nearby, ample street parking for customers. Local amenities include grocery stores, cafés, and convenience shops, attracting a steady stream of visitors.

Description

Class E retail unit for lease with large frontage on a busy main road. The front retail space is divided with stepped flooring. The rear of the property consists of two rooms as well as kitchen areas and staff W/C. The rear fire exit opens to the parking behind the unit with one designated parking space. The shop front is modern with an electric roller shutter.

This property is unsuitable for vaping stores, c-stores, mobile phone stores or cafes.

Business Rates

Current Rateable Value: £5,100

EPC Rating

The unit has a high EPC of B.

Tenure

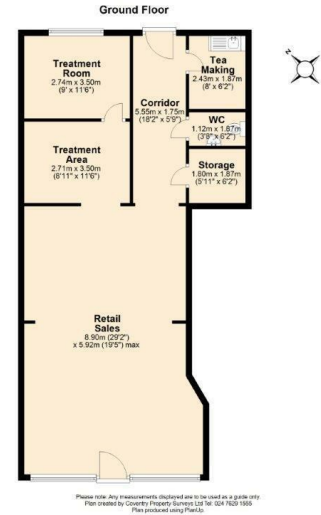
Available by way of a new lease direct with the Landlord on terms to be agreed.

VAT

This property is not registered for VAT (Value Added Tax).

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-26) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

67 Hertford Street, Coventry CV1 1LB
024 7623 7500
sales@archerbassett.co.uk
archerbassett.co.uk