

cartwright

hands

59 Coton Road, Nuneaton, CV11 5TS
Tel: 024 7635 0700
Tel: 024 7638 3601 (Residential Sales)
www.cartwrighthands.co.uk

lettings@cartwrighthands.co.uk
sales@cartwrighthands.co.uk
commercial@cartwrighthands.co.uk

GRH. Draft Details

NET INTERNAL AREA: 14.40 sq.m (155 sq.ft)

TO LET

15 Coventry Street,
Coventry,
CV2 4NA

Ground Floor 'E Class' retail (former hairdressers) close to A444 within the densely populated Stoke suburb of Coventry.



Location

Coventry is a major industrial and commercial centre located approximately 18 miles east of Birmingham. The city has a resident population of approximately 300,000. It is strategically positioned in the hub of the UK's motorway network being adjacent to Junctions 2 and 3 of the M6 motorway, which provides rapid links to the M1, M69 and M42 motorways

The subject premises are located on Coventry Street in close proximity to the heavily trafficked A444 and are situated in the densely populated Stoke district of Coventry, adjacent to a hand car wash.

Other office locations

121-123 New Union Street, Coventry CV1 2NT

Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035

Registered Office: 59 Coton Road, Nuneaton CV11 5TS

Regulated by RICS



sell

rent

survey

manage

15 Coventry Street, Coventry



Interior Picture

Description

The property comprises of the ground floor of a traditionally constructed brick and tile property being open plan with a toilet off. It has previously traded for many years as a hairdressers.

The property is set back from the pavement with a paved forecourt giving space if required for outside tables. The frontage is a UPVC glazed with pedestrian door together with large bay window.

Internally the property has been painted throughout. To the rear of the unit a WC.

Accommodation

Ground floor Retail unit: 14.40 sq.m (155 sq.ft)
Plus WC

NET INTERNAL AREA: 14.40 sq.m (155 sq.ft)

Rates

We are advised by the VOA website (www.voa.gov.uk) that the adopted rateable value of the property is £2,750.

NOTE- If this is your only commercial premises you will not have to pay for any business rates and will be granted small business rates relief.

Cartwright Hands is the trading name of Cartwright Hands limited, conditions under which particulars are issued Cartwright Hands Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Cartwright Hands Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) all rentals and prices are quoted exclusive of VAT.

15 Coventry Street, Coventry

Prospective tenants are advised to make their own enquiries of Coventry City Council to verify the current rates payable and to establish the position in respect of any appeals/inheritance of any transitional relief, which may reduce or increase the rating liability.

Terms

The property will be made available by means of a new effectively full repairing and insuring lease for a term to be agreed, but no less than three years.

Price

Rent on Application

EPC

A copy of the EPC is available for inspection.

Legal Costs

The ingoing tenant will be responsible for the landlord's solicitors costs incurred in connection with the lease.

Viewing / Information

Viewing strictly through the Sole Agents.
Cartwright Hands,
59 Coton Road,
Nuneaton,
CV11 5TS.

Guy Hands

Tel:- 02476 350700.

Fax:- 02476 352922.

Email- grh@cartwrihandhands.co.uk

Commercial Property Requirement

You need to speak to us



Chartered Surveyors to Business and Commerce

Offices in

Coventry and Nuneaton Serving the Whole of the Midlands

Sale and Letting of All Types of Business Property

Property Acquisition

Valuation for All Purposes

Property Management

Rent Review and Lease Renewal Negotiations

Valuation of Businesses "As a going Concern"

General Professional Advice

Development / Investment Consultancy

Compulsory Purchase and Compensation Claims

Regional Coverage - Local Expertise



**121-123 New Union Street
Coventry CV1 2NT**

**Tel: 02476 350700
www.chcommercial.co.uk**

**59 Coton Road
Nuneaton CV11 5TS**