

**Net Internal Area-48.43 sq. m. (521 sq. ft.)**

## TO LET

**197 Albany Road  
Coventry  
CV5 6NF**

**Ground floor lock-up retail premises situated on popular parade within the sought after suburb of Earlsdon.**



### 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 property is situated on Albany Road; a suburban shopping area having a mix of commercial and residential properties less than one mile from Coventry city centre and approximately one and a half miles from the A45 it is in close proximity to a large residential area. The suburb's main shopping area (Earlsdon Street) is also nearby.

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



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## **197 Albany Road, Earlsdon, Coventry CV5 6NF**



### **Description**

The subject premises comprise a ground floor lock up retail premises forming part of a retailing parade, benefiting from a single glazed frontage onto Albany Road.

Internally the property benefits from an open plan retail area with W.C. facilities off.

The property is situated within the popular suburb of Earlsdon with nearby local occupiers including Friswells Fine Art, Royal Bengal Restaurant and Myrtles Coffee shop together with a number of hairdressers, restaurants and cafes.

### **Accommodation**

The property provides the following approximate dimensions and floor areas:

**Net Internal Floor Area: 48.43 sq. m. (521 sq. ft.)**

### **Terms**

The property is available on a new effectively fully repairing and insuring lease for a term of years to be agreed but no less than three years.

### **Rent**

Rent on application.

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**Rateable Value**

We are advised by the VOA website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the adopted rateable value of the property is £7,300.

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

**Energy Performance Certificate**

From our own enquiries we understand the property currently has an EPC rating of C-65. 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**

By appointment with the Sole Agent,  
Cartwright Hands,  
59 Coton Road,  
Nuneaton CV11 5TS  
Email- [grh@cartwriighthands.co.uk](mailto:grh@cartwriighthands.co.uk)

**Guy Hands**  
Tel:- 02476 350700.

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## Internal Photos





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