

Net Internal Area- 73.21 SQ.M. (788SQ.FT).

## TO LET

**190 Longford Road,  
Coventry,  
CV6 6DR**

**Recently refurbished prominent retail unit with storage on a heavily trafficked arterial road into Coventry City Centre.**



### 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 the B4113 Longford Road which links the A444 Phoenix Way, providing access to Junction 3 of the M6, close to the Ricoh Arena. Coventry City Centre is approximately 4 miles distant. Nearby occupiers include Capitol Gym, Premier Supermarket, City Bathrooms and Kitchens and Longford NHS Primary Care Centre.

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



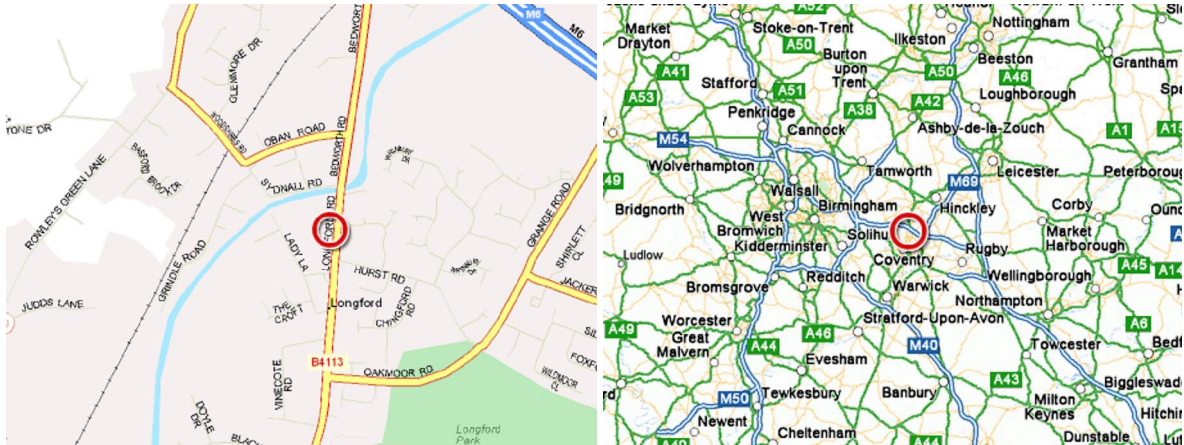
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## 190 Longford Road, Coventry



### Description

The subject property comprises a semi detached ground floor retail shop with storage to rear, the property being brick built construction with a pitched tiled roof. To the rear of the property there is a two storey extension of brick construction with a flat felted roof. To the rear is a fenced garden with a patio area.

The retail area benefits from suspended ceiling with inset lighting, laminate flooring, gas central heating and a metal powder coated shop front with electric security shutter.

### Accommodation

The accommodation briefly comprises:-

#### Ground Floor Retail

Retail Net Internal Area:	<b>24.99 sq.m. (269sq.ft.)</b>
Office-	<b>8.36sq.m (90sq.ft)</b>
2 x storage rooms:	<b>4.65sq.m (50sq.ft)</b>
Storage area incorporating toilet and basin door to rear:	<b>35.21sq.m (379sq.ft)</b>

**Net Internal Area:** **73.21sq.m (788sq.ft)**

### Tenure

The premises will be made available on an effectively fully insuring and repairing lease for a term of years to be agreed but to be no less than three years.

### Rental

A commencing rental of **£9,000 per annum.**

### Business Rates

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 £4,000.

## **190 Longford Road, Coventry**

Prospective tenants are advised to make their own enquiries of Coventry City Council (Tel: 024 76833333) to verify the current rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief, which may reduce or increase the rating liability.

### **Legal Costs**

The ingoing tenant will be responsible for bearing the landlords legal costs incurred in the drawing up of the lease.

### **Viewing**

Viewing strictly through the Sole Agents.

Contact Guy Hands

Cartwright Hands

Tel:- 024 76 350 700

Email:- [grh@cartwriighthands.co.uk](mailto:grh@cartwriighthands.co.uk)

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**121-123 New Union Street  
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**59 Coton Road  
Nuneaton CV11 5TS**



**Internal Picture of the Retail and Storage Area**

