

TO LET



LARGE GROUND FLOOR RETAIL PREMISES 2154a - 2156 COVENTRY ROAD, SHELDON, B26 3JB



LOCATION

The shopping centre is well located fronting the main A45 Coventry Road, a major arterial route into Birmingham City Centre from Coventry and Birmingham Airport.

DESCRIPTION

The premises were formerly occupied by Pan Pharmacy. Major occupiers represented in the centre include **One Stop Convenience Store, Cake Box, Subway, Iceland, Costa Coffee, Scrivens, Chai Green and Card Factory.**

*Parking within the centre is free for the first 30 minutes.

ACCOMMODATION

The premises comprises a large double fronted ground floor retail property.

The approximate areas and dimensions are:

GROUND FLOOR

INTERNAL WIDTH	34'9"	10.6m
TOTAL DEPTH	59'8"	18.2m
GROSS FLOOR AREA	2078 sq ft	193 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RENTAL

£50,000 pa + VAT

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £40,000

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 26 (Band B). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The service charge is currently **£2,075** per annum plus VAT. The Building Insurance is currently **£1,827** per annum plus VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand VAT is payable on the rental however interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

Video – <https://youtu.be/KfhxwqoN7-A>

VIEWINGS

Strictly by prior appointment with: -
AMT Commercial - **01527 821 111**

or Creative Retail on 0121 400 0407

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