

OPENING DOORS SINCE 1843



Area
40.86 sq.m. (434 sq. ft.)



Rent
£8,000 per annum



Other Uses
E Use Class Designation



Location
Busy Main Road Position



Availability
Immediate Availability

TO LET

152 Longford Road, Coventry CV6 6DR

Location:

The subject property fronts directly onto the busy B4113 Longford Road which is an important arterial road leading into Coventry from the city's northern suburbs.

The property is located on the fringe of a local neighbourhood shopping area immediately adjacent to the new Longford Primary Care Centre which incorporates Longford Chemist. The Council owned Longford Car Park adjoins the neighbouring restaurant premises providing free parking for customers on a first come first served basis.

Description:

The property comprises a prominent former retail unit now with an E use class designation allowing the premises to be used for retail, as an office, as a café, for medical/creche type uses or for fitness/personal training type uses etc.

The property benefits from a roller shutter security screen to front and has a suspended ceiling with inset lighting.

Floor Area:

	AREA SQFT	AREA SQM
Retail Shop/Office	434.00	40.32
TOTAL	434.00	40.32

Services:

Mains water, drainage and electricity are connected. No tests have been applied.

Rateable Value:

The property is included in the 2017 Rating List as 'Shop and Premises' with a Rateable Value of £6,300. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

Terms:

The property is available on the basis of a new internal repairing and insuring lease with the tenant also responsible for maintaining the retail shop front and entrance doors/shutters. The proposed new lease term will be six years with a three year rent review. The commencing rental will be £8,000 per annum exclusive.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent payable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan:

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

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