

# TO LET

**65 EARLSDON STREET**  
COVENTRY, CV5 6EL



## GROUND FLOOR SHOP

**906 sq ft (84.26 sq m)** (Approx. Total Gross Internal Area)

- Double fronted lock up shop
- To let by assignment, Sub-lease or new lease
- £19,000 per annum
- Available due to relocation

## LOCATION

Earlsdon is located to the south Coventry City Centre. Earlsdon Street is a predominantly residential shopping street with a mixture of national and local traders including the Co-op, Thomas Cook, Lloyds Pharmacy, Coventry Building Society, Greggs. One Stop, Subway Sandwiches and numerous other retailers.

## DESCRIPTION

The property is a double fronted lockup shop consisting of retail space office to the rear, kitchen and male and female wc's.

## ACCOMMODATION

	SQ M	SQ FT
Ground floor	77.34	832.48
Rear office	6.92	74.48
<b>TOTAL</b> Approx. Gross Internal Area	<b>84.26</b>	<b>906.96</b>

Additionally there is a garage to the rear providing storage, (unmeasured and uninspected), which may be available by separate negotiation.

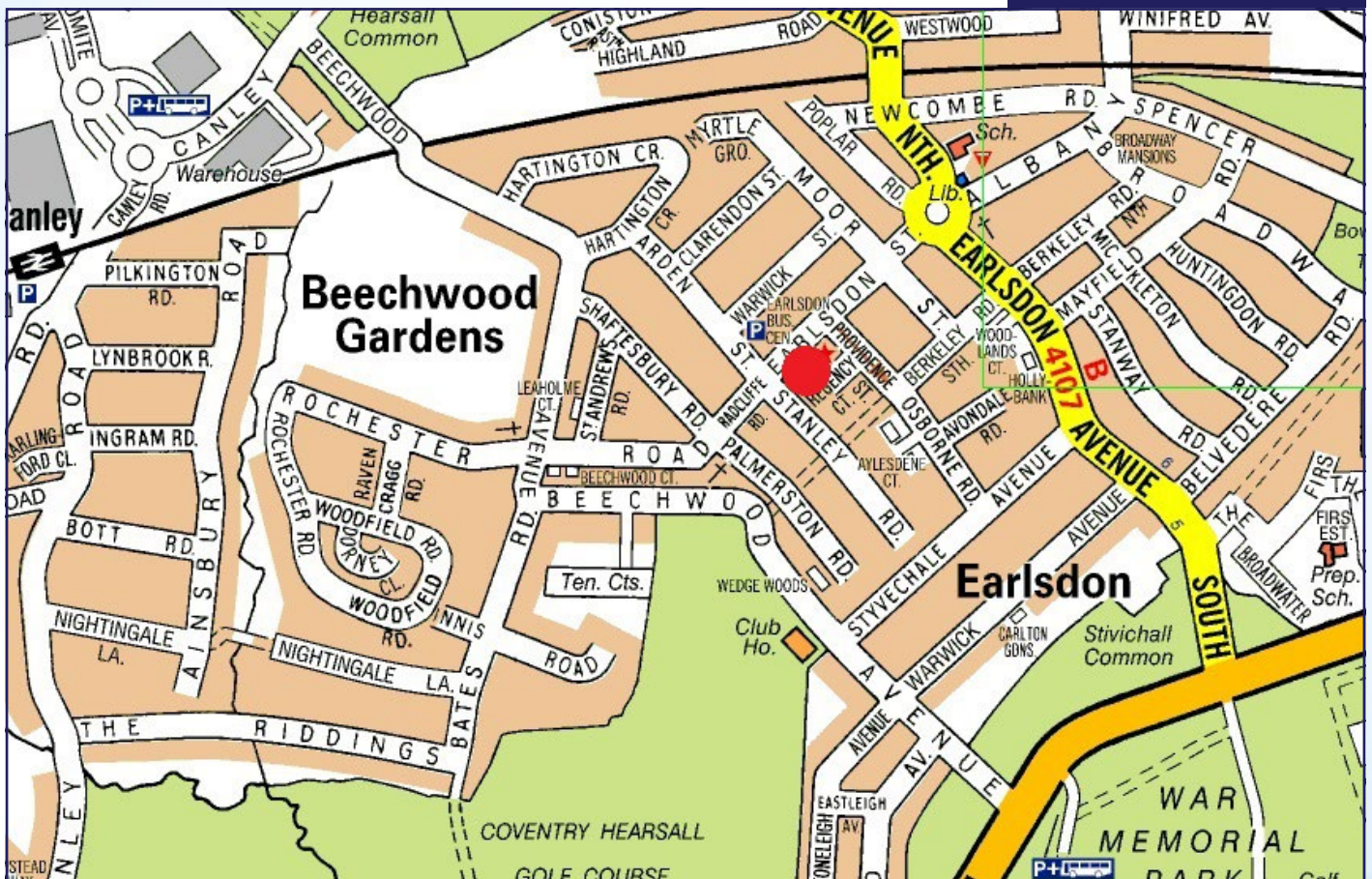


## TENURE

The property is available to let either on a new lease or on the basis of an underlease or assignment of the current lease.

The current tenant holds the property on a lease expiring on 22nd August 2027. The lease is subject to a break in 2022.

**POSTCODE: CV5 6EL**



## RENTAL

The units is available on the basis of an annual rental of £19,000 per annum exclusive being payable quarterly in advance.

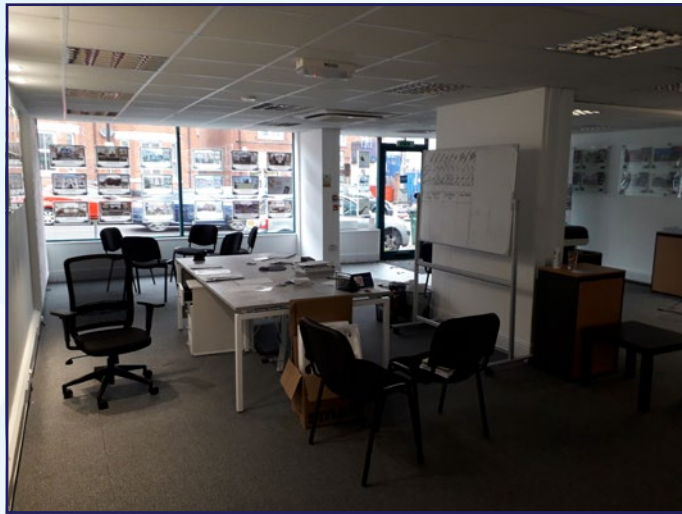
The garage rent is £1,000 per annum.

## RATES

We understand from enquiries of the Valuation Office Agency website, the property is listed office and premises with a rateable value of £11,250. Interested parties to check the exact amount payable with the Local Authority but we believe the property will qualify for the small business rates scheme.

## PLANNING

It is believed that the property has E Class planning consent.



## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## LEGAL COSTS

Each party to pay their own legal costs.

## EPC

TBC

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

**VIEWING** Strictly via sole agents

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PROPERTY CONSULTANCY

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**SUBJECT TO CONTRACT** Ref: RA141 Date: 02/21

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