

# To Let:

## **Industrial Premises**

18 Napier Street Hillfields Coventry CV1 5PR

#### Rent £7,500 per annum

100 sq.m. (1,072 sq.ft.)

#### **EPC** Rating: N/A

### Industrial/warehouse premises

To let light industrial/warehouse premises close to the city ring road. The unit have an eaves height of 11.3 ft (max) 3.4 ms. For further information contact Stewart Smith T: 024 7683 2825.



www.coventry.gov.uk/commercialproperty

#### 18, NAPIER STREET, HOLBROOKS, COVENTRY, CV1 5PR

#### The Premises

- are located just off Sky Blue Way a major link road to the whole of Coventry and national road network.
- have good access and parking facilities.
- have brick and block cavity wall construction with a low pitch insulated roof. Roller shutter door to the main workshop and WC accommodation included.
- have all services available.
- may be used for general industrial or warehouse purposes.
- benefits from eaves height of 11.3 ft (max).
- do not require an Energy Performance Rating.
- Your business may be eligible for a discount under the small business rate relief scheme in England if you only occupy one property and it has a rateable value below £12,000. The Government has extended the small Business Rate Relief to apply until 31 March 2016. Small business rate relief is calculated at 100 per cent on properties up to £6,000 and a tapering relief from 100 per cent to 0 per cent for properties up to £12,000 in rateable value N.B:\* The Rate Payable could be subject to Transitional Rate Relief. Uniform Business Rates 2015/16 at 49.3p in the £.
- For more information visit www.businesslink.gov.uk/businessrates or to check if your business would qualify contact the Council's Business Rates team T:024 7683 2522 or e-mail businessrates@coventry.gov.uk.

#### What it Will Cost

• •	Rent Service/Sinking Fund Charge Management Charge	£7,500 76 £263	per annum per annum per annum
	TOTAL	£7,839	per annum
	Rates Payable 2016/17 Rateable Value 2016/17	£3,001 6,200.00	per annum

#### **Terms of Tenancy**

- The length of lease is to be agreed, subject to a minimum of 3 yrs. The rent will be reviewed every 3 years subject to a minimum rent equal to the initial rent.
- The occupier will be responsible for repair and maintenance of the premises.
- The Council will maintain the common parts of the estate, paid for by the service charge. The tenant will be required to reimburse the annual insurance premium, which is currently £191.

#### Information

For further information or to arrange a viewing, please contact Stewart Smith on:-

T: 024 7683 2825

e: stewart.smith@coventry.gov.uk

Business support is available from our partners the Chamber of Commerce.

Coventry and Warwickshire Chamber of Commerce provides a range of support and advice to businesses, including financial management, business growth, diversification and marketing. For more information please call **024 7665 4321** or visit <u>www.cw-chamber.co.uk</u>

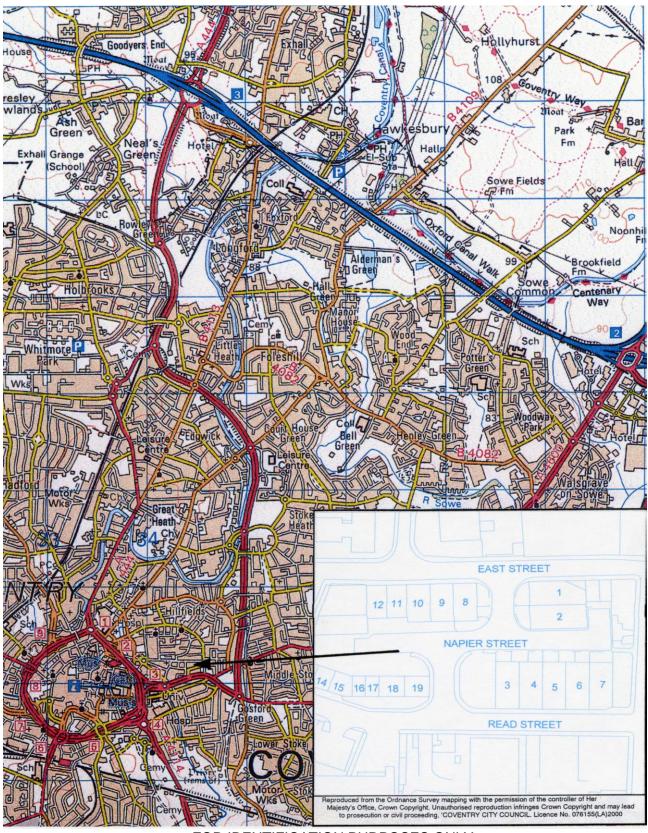
Contact Details Commercial Property Management Floor 9, Civic Centre 4 Much Park Street Coventry CV1 2PY e: commercial.property@coventry.gov.uk

If you need information in another format or language please contact us. e-mail: sonia.maceluch@coventry.gov.uk

#### **Misrepresentation Act 1967**

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