

TO LET

CITY CENTRE A1 RETAIL PREMISES OVER TWO FLOORS

28 Hertford Street, COVENTRY CV1 1LF



165.32 SQ M (1,779 SQ FT) NIA

- Prominent position on a main thoroughfare from the train station to Broadgate
- Close to a range of retail and leisure operators
- Available for immediate occupation
- Substantial retail area along with additional storage over two floors
- Available on flexible terms

Location

The property is located in the City Centre within walking distance of the City's main rail and bus stations. This section of Hertford Street offers a pedestrianised walkway used as a primary route from New Union Street, Bull Yard and Warwick Row through to the square of Broadgate.

Retailers in close proximity include CEX, Poundland and Superdrug.

Specifically, the property is located on the west of Hertford Street close to its newly opened walkway onto Broadgate

Description

The property comprises a mid-terrace retail unit over basement and ground floors.

The ground floor benefits from a large retail area along with stores to the rear. The basement provides storage, rear loading, staff kitchen plus a single WC. The retail area benefits from a suspended ceiling, electric heating, ventilated air circulation, laminate floor and strip fluorescent lighting.

The property also benefits from electric roller shutter to the front.

Accommodation

From our inspection and the measurements taken on site the property has the following approximate Net Internal Area:

	sq ft	sq m
Ground floor retail	1,143	(106.16)
Ground floor stores	280	(25.97)
Basement store	320	(29.72)
Basement kitchen	37	(3.47)
Total:	1,779	(165.32)

Additionally, we have calculated the property to have an area ITZA of 64.23 sq m (691 sq ft).

Tenure/Lease Terms

The premises are available to let on a new effective Full Repairing and Insuring Lease for a term of years to be agreed.

Please note that the Landlord requires a rolling break option upon 3 months prior written notice from October 2022. Further details are available on request.

Rent

On application

Rateable Value

From information taken from the 2017 Non Domestic Rating List, the shop appears to have the below rateable value (RV):

Shop and premises £34,750.

Rates relief may be available to some occupiers – interested parties are advised to make their own enquires with the local authority.

Energy Performance Certificate

The property has an EPC rating of E117. A copy is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease. In the event a prospective Tenant fails to proceed through no fault of the Landlord then abortive fees will be payable.

Service Charge

The Landlord will recoup the cost of external/communal maintenance, redecoration, repair and management by way of a Service Charge. Further details are available on request.

VAT

Holt Commercial believe that VAT is not payable on the rent

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL

HOLT COURT

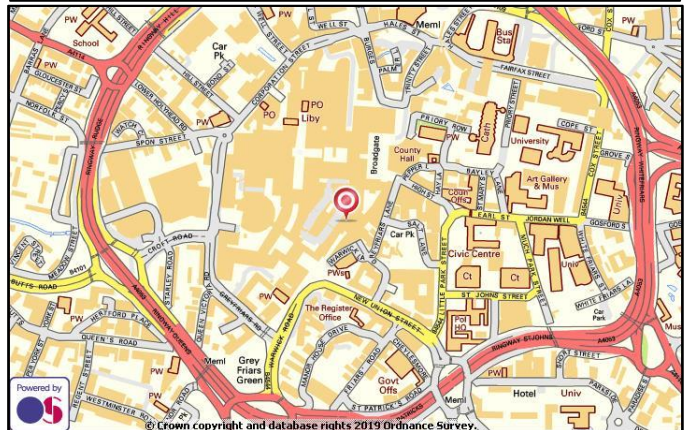
16 WARWICK ROW

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