



# TO LET

**149-151 DAVENTRY ROAD  
COVENTRY**



**2,832 sq. ft. (263.1 sq. m.)**

Approx. Gross Internal Area

**Mid Parade**

**Lock up shop**

**First and second floor accommodation**

**On street parking**

**£57,500 per annum, exclusive**





### Location:

The property is located in the Daventry Road parade, approximately 1 mile from Coventry city centre.

The parade features a mix of occupiers, ranging from HSBC to Greggs, other retailers on the road include, Boots, Spar, Dominos Pizza, Lloyds bank and Coventry Building Society. To the east of the parade there is a recently built Asda Supermarket.

### Description:

The property comprises of a lock up shop situated mid-parade and benefits from additional accommodation on the first and second floors.

### Accommodation:

	sq. m.	sq. ft.
Ground Floor	186.6	2,009
First Floor	59	635
Second Floor	17.5	188
<b>Total Gross Internal Area Approx.</b>	<b>263.1</b>	<b>2,832</b>

### Tenure:

To be let for a number of years to be agreed.

### Rental:

The unit is available on the basis of an annual rental of £57,500, exclusive being payable quarterly in advance.

### Rates:

The property has a rateable value of £42,000

### Planning:

Suitable for a number of uses subject to planning.

### 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:

Parties are responsible for their own legal costs.

### VAT:

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

### Viewing:

Strictly via sole agents:

**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

**Tel: 0121 455 9455**

**Fax: 0121 455 6595**

### Contact:

**David Walton**

david.walton@harrislamb.com

**Alex Evans**

alex.evans@harrislamb.com

**Ref: RA039**

**Date: 24/05/2017**

**Subject to Contract**



