

## TO LET

## AFFORDABLE CITY CENTRE A1 RETAIL PREMISES

1A City Arcade, COVENTRY CV1 3HX



## 1,237 SQ FT (114.91 SQ M) NIA

- Situated next to a range of occupiers Holland & Barrett and H&T Pawnbrokers
- Within walking distance of the bus and train stations
- Available for immediate occupation
- Suitable for a range of uses subject to planning

## Location

The property is located in Coventry city centre within walking distance of both the city's main rail and bus stations. The section of city centre on which it sits, City Arcade provides a pedestrianised walkway which leads from the popular Shelton Square towards the ring road and the foot of Greyfriars Road.

There are a range of independent retailers in close proximity along with Holland & Barrett who are located opposite.

Specifically, the property is located at the eastern end of the City Arcade and close to where it opens up to become Shelton Square.

## Description

The property comprises a mid-terrace unit over ground and first floors. The ground floor provides an open plan retail area together with stair access to the first floor and a rear fire exit. The first floor provides expansive storage which is broken up into three separate areas plus two WCs and a basic kitchenette.

The property benefits from a good ceiling height, prominent display/frontage and an electric roller shutter.

## Accommodation

From our inspection and the measurements taken on site we can confirm that the property has the following approximate Net Internal Area

	sq m	sq ft
Ground floor retail	49.62	534
First floor office/store	65.20	703
<b>Total</b>	<b>114.91</b>	<b>1,237</b>

Additionally, we have calculated the property to have an area ITZA of 43.69 sq m (470 sq ft).

## Tenure

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 6 months prior written notice from December 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 £13,250

The property should therefore benefit from partial rates relief for single premises occupiers.

## Energy Performance Certificate (EPC)

The property has an EPC rating of D99. A copy is available on request.

## Legal Fees

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.

## VAT

The quoting price is exclusive of VAT which will be payable.

## Viewing

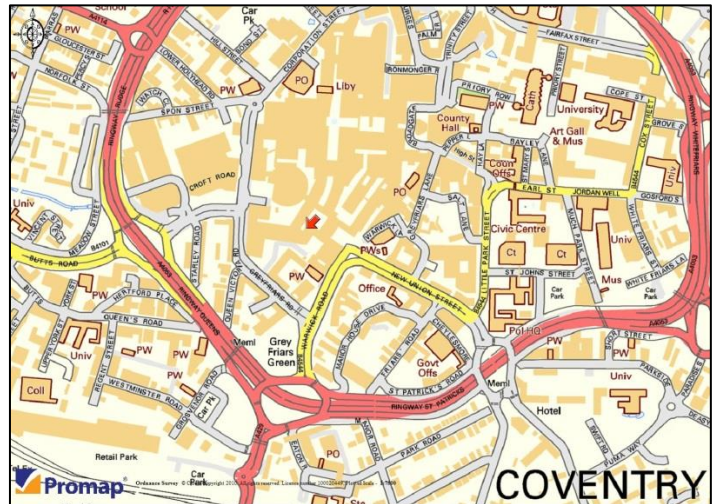
Strictly by appointment with the sole agent:

## HOLT COMMERCIAL

024 7655 5180

CHRIS HOBDAY

chris@holtcommercial.co.uk



## Important Notice:

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T/ 024 7655 5180  
E/ agency@holtcommercial.co.uk  
W/ holtcommercial.co.uk

Head Office  
Holt Court  
16 Warwick Row  
Coventry  
CV1 1EJ

Birmingham Office  
Victoria House  
114-116 Colmore Row  
Birmingham  
B3 3BD