

## TO LET

## CANAL SIDE CAFÉ/RETAIL PREMISES

12 Coventry Canal Basin, COVENTRY CV1 4LY



**587 SQ FT (54.51 SQ M) NIA**

- Café premises on edge of Coventry City Centre
- Onsite demised parking
- Close to inner ring road and within a few minutes of City's main bus and train stations
- Charming location in historic Coventry Canal Basin
- DDA compliant



### Location

The property is located on the fringe of Coventry City Centre between Foleshill Road to the east and Radford Road to the west. Access to the rest of the City and the surrounding regional road networks is good via the ring road, which sits immediately to the south. Additionally the property benefits from being within walking distance of Coventry Rail Station and the City's main bus station.

The property sits in the Coventry Canal Basin, which offers a waterfront location with a number of period buildings intermixed with more modern office and residential buildings. There are also a number of independent retailers within the near vicinity.

### Description

The premises occupy a portion of the ground floor within the property known as John Sinclair House. The building as a whole is home to a number of business occupiers and is arranged over three floors.

Internally the property provides a largely open plan retail/café area with WC to the rear. The property benefits from suspended ceiling, excellent natural light from three sides, intruder alarm, return frontage, electric heating and a fire exit to the rear.

Externally, we understand the property benefits from at least one car parking space. Access is from both the front onto the Canal Basin and from the rear, where the car parking is located.

### Accommodation

**TOTAL NIA: 54.51 SQ M 587 SQ FT**

### Tenure/Lease Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a minimum term of 3 years.

### Rent

**£8,850 per annum exclusive.**

### VAT

It is stipulated that the rent is stated exclusive of VAT which we understand **will be** payable.

### Service Charge

The Tenant will contribute to a Service Charge covering the maintenance of the exterior of the building and communal areas. Details available on request.

### Energy Rating

TBA. EPC available on request.

### Rateable Value

Based on the VOA listing we understand the Business Rates for the suite are:

Café and premises: £3,800

The property therefore sits below the threshold at which Rates becomes payable for single premises occupiers.

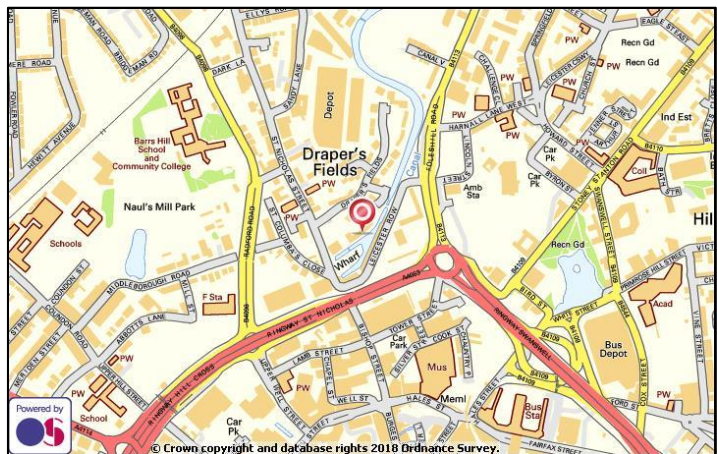
### Legal Fees

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new Lease. Abortive costs will be payable.

### Viewing

Strictly by appointment with the sole agent.

**HOLT COMMERCIAL 024 7655 5180**  
**CHRIS HOBDAY [chris@holtcommercial.co.uk](mailto:chris@holtcommercial.co.uk)**



#### Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.



T/ 024 7655 5180  
E/ [agency@holtcommercial.co.uk](mailto:agency@holtcommercial.co.uk)  
W/ [holtcommercial.co.uk](http://holtcommercial.co.uk)

Head Office  
Holt Court  
16 Warwick Row  
Coventry  
CV1 1EJ

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