

Ground Floor  
74A Coventry Street  
Southam  
CV47 0EA

ehB  
COMMERCIAL



# To Let On New Lease

Ground Floor Lock-Up Shop

- Totalling 283 Sq Ft.
- Overall shop depth 28 ft (8.4 m)
- Shop width at largest point 12 ft (3.79 m)
- Prime Town Centre Location
- On street Parking
- Available Immediately

## CONTACT

**Mr Jonathan Blood**

01926 888181

[jonathan.blood@ehbcommercial.com](mailto:jonathan.blood@ehbcommercial.com)

**ehB Commercial**

Somerset House

Clarendon Place

Royal Leamington Spa

CV32 5QN

t: 01926 888181

f: 01926 888018

e: [info@ehbcommercial.com](mailto:info@ehbcommercial.com)

[www.ehbcommercial.com](http://www.ehbcommercial.com)

Chartered Surveyors

Commercial Property Advisors

Commercial Property Agents



### Location

The subject property is located on Coventry Street in the Market Town of Southam, Warwickshire. Coventry Street forms part of the main High street running through Southam Town Centre. Nearby occupiers include, Estate Agents, Pubs, Chemists, Convenience shops, Hairdressers etc.

### Description & Accommodation

The property comprised a mid-terraced, ground floor level, self contained, Lock-up shop. The property is of traditional brickwork construction with a bay frontage shop window.

Internally the property comprises to open plan rooms and WC to rear totalling 283 Sq Ft.

Overall shop depth 28 ft (8.4 m)

Shop width at largest point 12 ft (3.79 m)

The property has recently been refurbished and specification includes: Laminate flooring throughout, Neutrally decorated walls, Modern electric panel heating, Perimeter power points/sockets, Cat II Strip lighting.

### Services

Mains electricity, Water and drainage are all connected.

### Planning

A1 Retail

### Tenure

Leasehold, A new internal repairing and insuring lease for a term to be agreed.

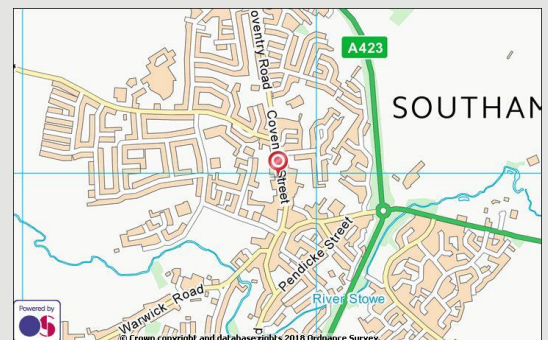
### Rent

£7,500 Per Annum excl.

### Rates

The rateable value for the current year is £4,450.

Occupiers may benefit from full small business rates relief subject to status



### EPC

E-106

### Legal Costs

Each part will be responsible for their own legal costs associated with this transaction

### Viewing

Strictly by appointment only with the sole letting agent ehB Commercial Ltd 01926 880436