

## TO LET

### Tudor House, 14 & 15 Spon Street Coventry, CV1 3BA

Rent PA: £17,000

Area: 2,542.00 sqft (236.16 sqm)

- Imposing Retail Premises
- Substantial Accommodation On Two Floors
- Grade II Listed
- Historic City Centre Location
- Spon Street Conservation Area



## LOCATION:

The premises are situated on historic Spon Street within Coventry City Centre, accessed from Queen Victoria Road/Corporation Street (via Fleet Street). Spon Street comprises a number of timber framed buildings dating back to the Tudor period with nearby occupiers include a number of niche retailers, pubs/bars, restaurants, take-aways, etc. Coventry Sky Dome leisure development and the Belgrade Theatre are also close by. There is on-street pay-and-display car parking to hand and the premises are also conveniently situated for all other City Centre amenities and public car parking facilities.

## DESCRIPTION:

The property comprises an imposing two storey jettied building which is understood to be Grade II Listed and situated within Spon Street Conservation Area. The premises have until recently been occupied by City Arts (picture framing/art gallery). The property benefits from a wealth of period features, in particular the two gables facing onto Spon Street. The ground floor briefly comprises a series of rooms offering retail/showroom accommodation with ancillary workroom/storage space. The first floor is also arranged as a series of rooms offering further retail/storage options, together with bathroom and kitchen facilities. There are two further attic rooms. There is an attractive brick paved courtyard at the rear which can be accessed through the shop or via a passageway at the side of the property.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	1,000.00	92.90
First Floor	1,257.00	116.78
Attics	285.00	26.48
<b>TOTAL</b>	<b>2,542.00</b>	<b>236.16</b>

All measurements detailed in these particulars are approximate.

## FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

## SERVICES:

Mains electricity, water and drainage are understood to be installed to the property, subject to connection charges by the utility companies. No tests have been applied.

## TERMS:

The premises are available to let on a new tenants full repairing and insuring lease for a term by agreement, but a six year lease is suggested, subject to and upward only rent review at the end of the third year. The commencing rental will be £17,000 per annum.

## LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

## RATEABLE VALUE:

We are informally advised by the Local Authority that the current Rateable Value is £9,800 (2017 List - See 14 Spon Street). Please note that this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority for verification of the Rateable Value and confirmation of the amount of rates payable. Any enquires regarding Small Business Rates Relief should also be directed to the Local Authority.

## EPC RATING: TBC

## CONTACT:

To arrange a viewing:

**Loveitts** 024 7622 8111 (Option 2) [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)