

TO LET

CITY CENTRE RETAIL/OFFICE/D1 PREMISES OVER 2 FLOORS

12 Broadgate, Coventry CV1 1NG



2,078 SQ FT (193.08 SQ M) NIA

- Situated next to the Broadgate retail area in Coventry City Centre
- Within walking distance of the City's main 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 on the edge of one of the City's primary retail areas. Broadgate offers an open pedestrianised square lined with retail and leisure outlets. It also leads to both the Upper and Lower Precincts along with Cathedral Lanes to the east. Retailers in the proximity include amongst others Timpsons, Greggs, Starbucks and Deichmann.

Specifically the property is located in Broadgate House. The accommodation is most easily accessed by way of the retail frontage onto Hertford Street and which offers a through fare between it and Broadgate under the covered walk way.

Description

The property comprises a mid-terrace ground and first floor retail and office premises within the multi-storey brick built building known as Broadgate House.

Internally the property comprises a ground floor retail element which is fitted out to provide a reception area and single office/meeting room. The first floor offers an expansive open plan office/studio space, two further offices, kitchen and two WC's.

Additionally the accommodation benefits from LED lighting, ceiling fans and a Juliet balcony.

Accommodation

	sq m	sq ft
Ground Floor Retail	23.57	254
First Floor Office/ Studio	158.86	1,709
First Floor Kitchen	10.65	115
Total Net Internal Floor Area:	193.08	2,078

Tenure/Lease Terms

The premises are available to let on a new effective Full Repairing and Insuring Lease for a term of years to be agreed but for not less than 3 years.

Ingoing tenants will be charged a proportion of the building's maintenance costs by way of a service charge, details of which are available upon request.

Rent

£25,000 per annum exclusive.

VAT

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

Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has a Rateable Value of £24,000. Interested parties are advised to contact the local Authority to confirm the precise Rates liability.

Energy Rating

An EPC has been commissioned and a copy will be available upon request.

Legal Fees

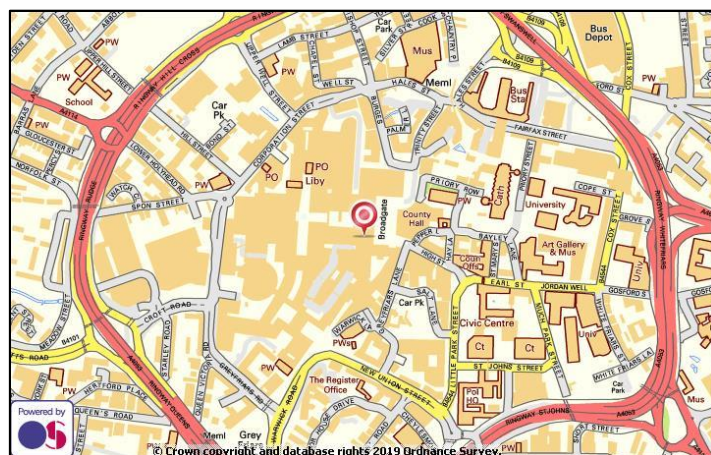
Each party to be responsible for their own legal fees incurred in the transaction. Abortive fees will be payable in the event a tenant does not proceed through no fault of the Landlord.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
HOLT COURT
16 WARWICK ROW
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024 7655 5180

CHRIS HOBDAY
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