

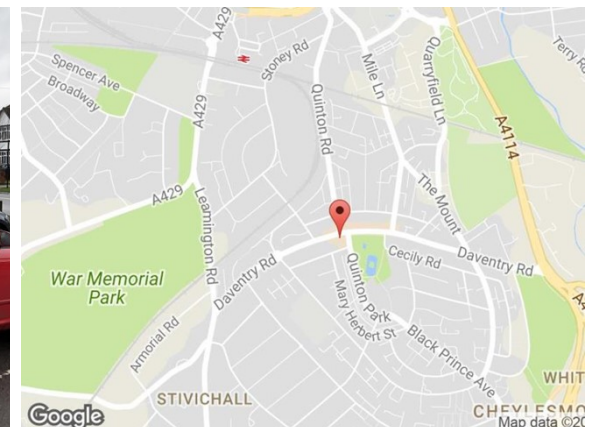
TO LET

Quinton Parade Coventry, CV3 5HW

Rent PA: £16,500

Area: 911 sqft (85 sqm)

- Spacious A1 Retail Shop Premises
- Forming Part of Popular Suburban Parade
- Front Street Parking Possible
- Rental - £16,500 per annum
- One Quarter's Rent Free



LOCATION:

The subject property forms part of a busy established suburban parade directly facing the extremely popular Daventry Road retail parade and in a thickly populated district at the southern end of Quinton Road which leads to Junction 5 of the Coventry City Inner Ring Road approximately half a mile distant.

The parade includes William Hill Bookmakers, Subway, Myton Hospice and other local businesses.

Customer parking is available on a first come first served basis immediately adjacent.

DESCRIPTION:

The property comprises spacious retail shop premises comprising main sales area with changing area (with potential to be incorporated into the main sales space) having rear workroom/stores and w.c. facilities provided.

The accommodation is thought to offer the potential for a variety of A1 retail uses (subject to Landlord's consent) having been occupied as a bridal gallery for many years.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Floor Area	911	85
TOTAL	911	85

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 the letting.

SERVICES:

Mains water, drainage and electricity are connected to the premises.
No tests have been applied.

TERMS:

The property is available on the basis of a new effectively full repairing and insuring lease (by way of service charge) with a six year lease term suggested subject to a three yearly rent review pattern.

The commencing rental will be £16,500 per annum exclusive to be paid quarterly in advance.

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 assessment is:-
Rateable Value: £13,000

Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

EPC RATING:

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **commercial@loveitts.co.uk**