

TO LET

COMPACT CITY CENTRE A1 RETAIL PREMISES

26 City Arcade, COVENTRY CV1 3HX



1,029 SQ FT (95.59 SQ M) NIA

- Situated next to a range of independent occupiers
- Within walking distance of the bus and train stations
- Available for immediate occupation
- Positioned within a traditional retail arcade

Location

The property is located in Coventry city centre within walking distance of both the city's main rail and bus stations. The section of city centre on which it sits, City Arcade provides a pedestrianised walkway which leads from the popular Shelton Square towards the ring road and the foot of Greyfriars Road as it becomes Queen Victoria Road.

There are a range of independent retailers in the close proximity to the subject along with chain stores including Argos and Holland & Barrett.

Specifically, the property is located on the northern side of City Arcade and approximately at the mid-point of the parade of units.

Description

The property comprises a mid-terrace unit over ground and first floors. The ground floor provides a largely open plan retail area together with open staircase to the first floor, store and fire exit to the rear. The first floor provides further open plan storage plus two WCs and a kitchenette.

The unit benefits from a generous ceiling height, roller shutters and fluorescent tube lighting throughout.

Accommodation

From our inspection and the measurements taken on site we can confirm that the property has the following approximate Net Internal Area:

Area (NIA):	sq m	sq ft
Ground Floor Retail	49.52	533
First Floor Store	43.40	467
First Floor Kitchen	2.66	29
Total	95.59	1,029

Additionally, we have calculated the property to have an area ITZA of 43.53 sq m (469 sq ft).

Tenure

The premises are available to let on a new effective Full Repairing and Insuring Lease for a term of years to be agreed.

Please note that the Landlord requires a rolling break option upon 6 months prior written notice from December 2022. Further details are available on request

Rent

On application

Rateable Value

From information taken from the 2017 Non Domestic Rating List, the shop appears to have the below rateable value (RV):
Shop and premises £10,000

The property should therefore benefit from rates relief for single premises occupiers.

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.

Energy Performance Certificate

The property has an EPC rating of D77. A copy is available on request.

VAT

The quoting price is exclusive of VAT which we understand will not be payable.

Legal Fees

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease. In the event a prospective Tenant fails to proceed through no fault of the Landlord then abortive fees will be payable

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL

CHRIS HOBDAY

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