

0121 503 2130

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ROBERTSON  BROWN

## SHOP TO LET



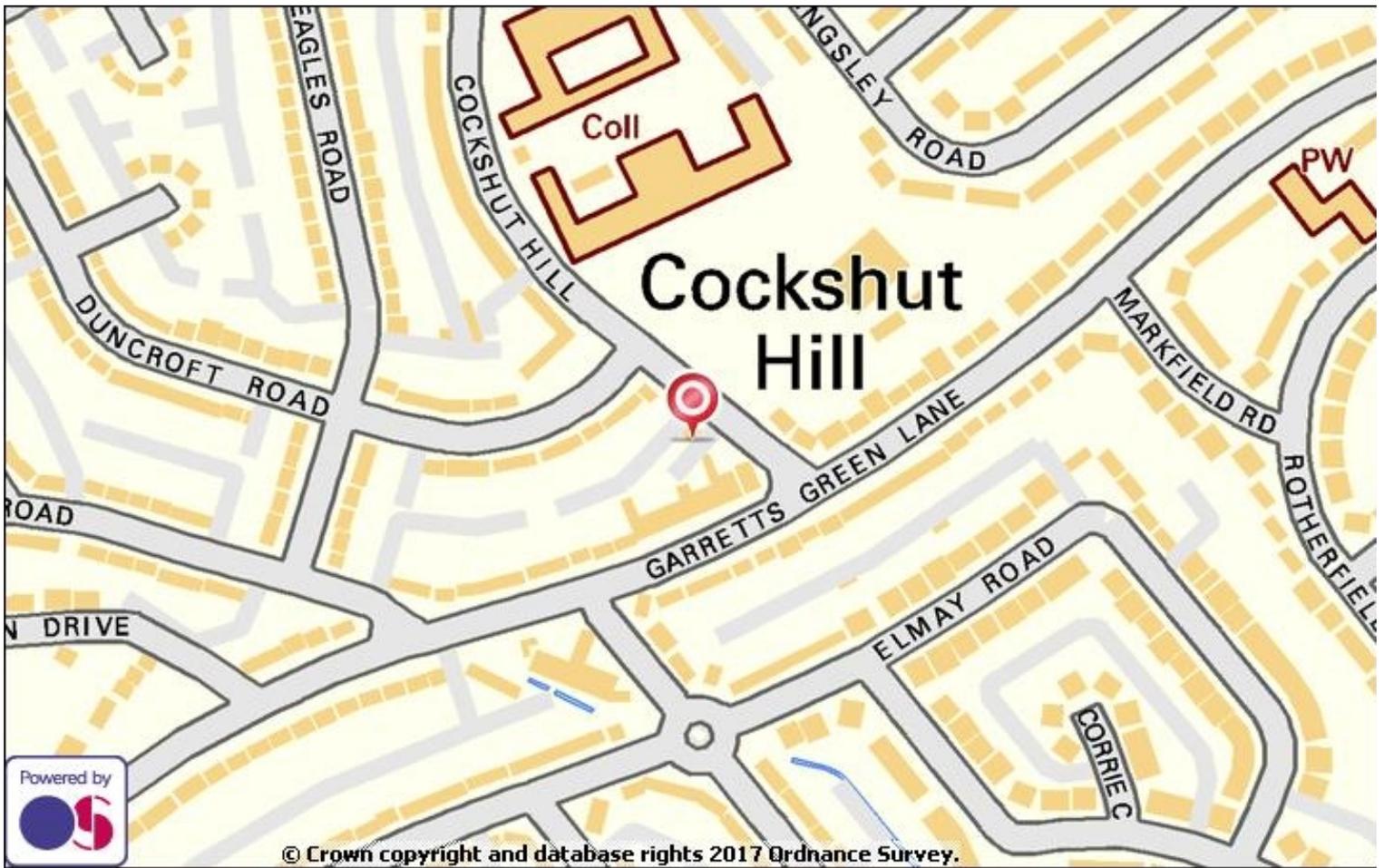
2234 Coventry Road, Sheldon, B26 3JH

### FEATURES

- Commencing rental of £16,000 per annum
- Located on the main A45 Coventry Road
- Opposite the new Morrisons Supermarket
- Viewing by appointment only

### CONTACT

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## LOCATION

The subject unit is located on the main A45 Coventry Road and in close proximity to a number of multiple retailers including CORAL BOOKMAKERS, LLOYDS PHARMACY, PIZZA HUT DELIVERY and HSBC. The unit is also directly opposite the new Morrisons Supermarket.

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £16,000 per annum.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC available upon request.

## ACCOMMODATION

The property is arranged over ground and first floor only and offers the following approximate dimensions and net internal floor areas:

INTERNAL WIDTH 6.60 m (21ft 6")

SHOP DEPTH 11.91 m (39ft)

GROUND FLOOR SALES 78.61 sq m (846 sq ft)

FIRST FLOOR ANCILLARY 42.34 sq m (455 sq ft)

## RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £15,750

RATES PAYABLE £7,276

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.