

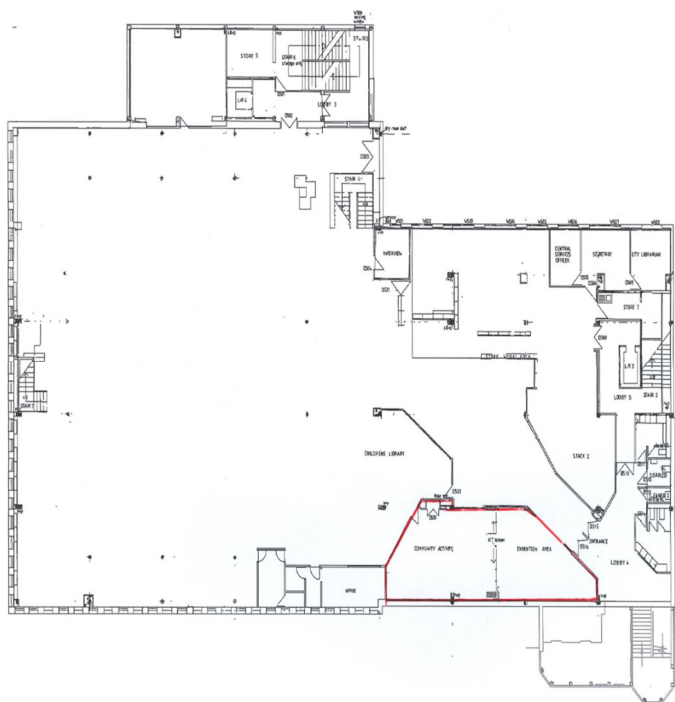


JOHNSON FELLOWS

CHARTERED SURVEYORS

Coventry, City Library, Smithford Way, CV1 1FY

Part First Floor Café Opportunity - Leasehold



LOCATION

The subject property forms part of the first floor on the main city library, situated within Smithford Way in Coventry city centre. The surrounding occupiers include a number of well known financial and banking institutes as well as a varied mixed of national retailers throughout the pedestrianised High Street and being within close proximity of both the Upper and Lower Precinct shopping centres.

Bus and train stations are situated a short distance with a number of recently developed student halls being located close by for Coventry University.

DESCRIPTION

The subject property forms part of the first floor of the main City Library and can be accessed off Smithford Way via the main stairwell or customer lifts. Public male and female WC facilities are located on the ground floor adjacent to the entrance. The available unit is situated directly adjacent to the main entrance of the library on the first floor and provides a mainly open plan opportunity and benefits from some basic kitchen units already installed.

ACCOMMODATION

Overall Retail Sales 89.97 m² 968 sq ft

TENURE

The premises are available by way of a new lease on a full repairing and insuring basis by way of a service charge. (Full details to be provided on enquiry).

RENT

£10,000 per annum exclusive.

RATES

Further details will be provided upon enquiry. Interested parties are advised to verify this information with the local rating authority.

EPC

Further details available on application.

LEGAL COSTS

Each party will be responsible for their own legal costs. The successful party will be required to provide an initial legal deposit undertaking of £500 plus VAT towards the Landlords legal costs to cover abortive costs.

TIMING

Possession is available upon completion of legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

Connor Shaw

Email: connor.shaw@johnsonfellows.co.uk

LIBRARY VISITOR NUMBERS

Figures provided by Coventry City Council

July 18	28,740
August 18	31,912
September 18	27,187

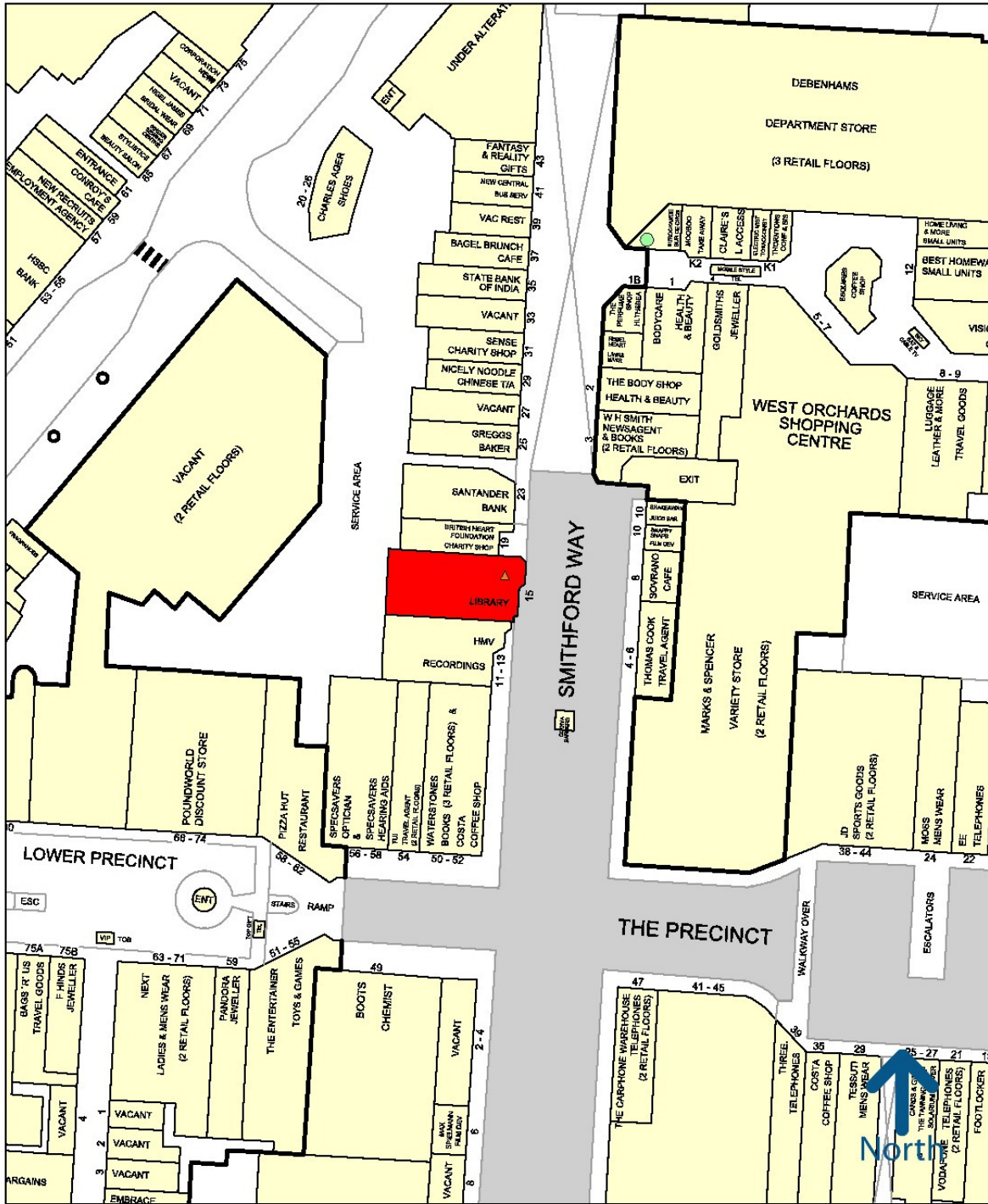


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50 metres

Experian Goad Plan Created: 11/10/2018
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