

**TO LET**

## **CANAL SIDE RETAIL WORKSHOP PREMISES**

9 Coventry Canal Basin, COVENTRY CV1 4LY



**477 SQ FT (44.29 SQ M) NIA**

- Self-contained shop unit/workshop based on the edge of Coventry City Centre
- Onsite demised parking
- Charming location in the historic Coventry Canal Basin
- Close to the inner Ring Road and within a few minutes of the city's main bus and train stations



## Location

The property is located on the fringe of Coventry City Centre between Foleshill Road to the east and Radford Road to the west. Access to the rest of the city and surrounding regional road networks via the Ring Road sits immediately to the south. Additionally, the property benefits from being within walking distance of Coventry rail station and the city's main bus station at Pool Meadow.

Specifically the property is located on the east of St Nicholas Street shortly after it becomes Leicester Row. The property sits in the Coventry Canal Basin which offers a charming waterfront location with a number of period buildings intermixed with more modern office buildings and an array of visiting canal boats. Additionally there are a number of independent retailers within the near vicinity.

## Description

The property comprises a self-contained ground floor retail unit within the property known as John Sinclair House. The building as a whole is home to a number of business occupiers and is arranged over three floors.

Internally the shop provides a compact unit consisting of largely open plan retail and a WC to the rear. Additionally there is rear access, suspended ceiling, inset lighting, three phase power and perimeter trunking.

Externally the property benefits from one car parking space which is accessed from the rear of the property.

The property lends itself to retailers together with arts/crafts and workshop uses which are in keeping with other occupiers within the vicinity.

## Accommodation

**Retail** **44.29 sq m** **477 sq ft**

## Rent

£7,150 per annum exclusive.

## Tenure/Lease Terms

The premises are available to let on a new full repairing and insuring lease for a minimum term of 3 years.

## Rateable Value

Based on the VOA listing we understand the Business Rates for the property are:

**Workshop and premises** **£3,100**

Thus meaning the property benefits from rates relief for small single premises occupiers.

## Energy Rating

E102. EPC available upon request.

## VAT

It is stipulated that the rent is stated exclusive of VAT which we understand will be payable.

## Service Charge

The annual service charge which covers maintenance of the exterior of the building and communal areas together with insurance, is currently running at c. £2.00 per sq ft per annum.

## Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction. Abortive fees will be payable if a tenant fails to complete a transaction.

## Viewing

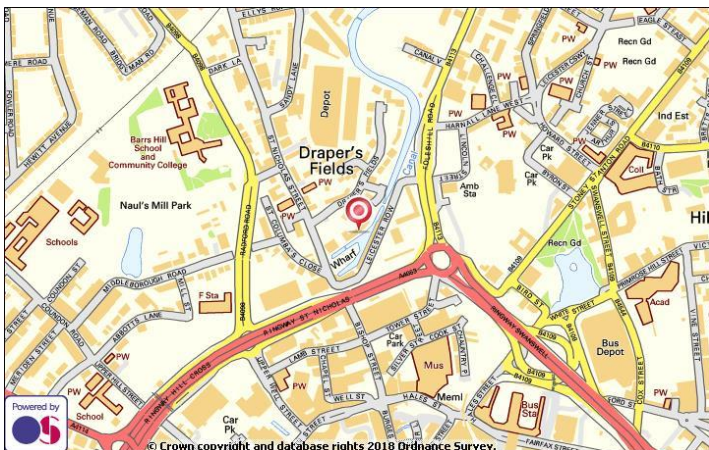
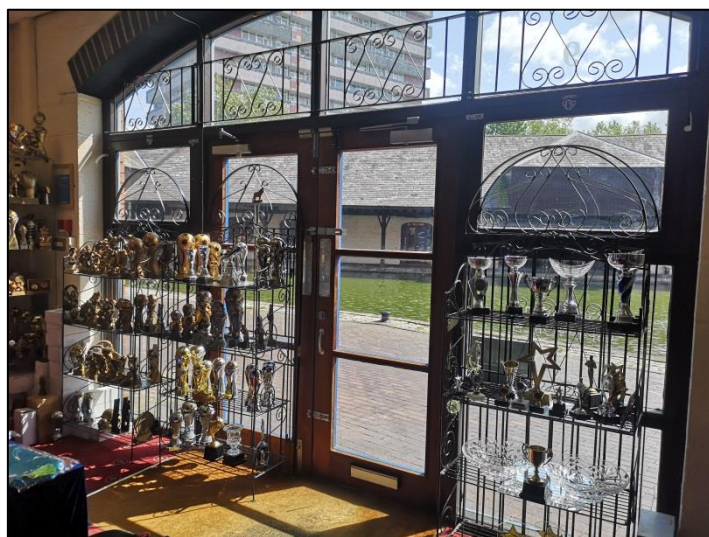
Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**

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