

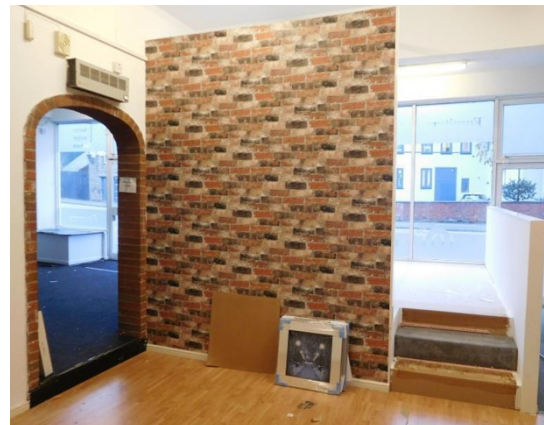
TO LET

Hearsall Lane Coventry, CV5 6HF

Rent PA: £14,500

Area: 1,066 sqft (99 sqm)

- Double Lock-Up Shop Unit
- Prominent Trading Position
- Busy Parade
- Parking Bay To Immediate Frontage
- Variety of Uses (Subject to Consents)



LOCATION:

The premises occupy a prominent position close to the busy junction of the B4101 Hearsall Lane and the B4106 Allesley Old Road at Spon End, being situated approximately half a mile west of Coventry City Centre.

Forming part of a parade of shops with principally flats over, there is a limited stay car parking bay to the immediate frontage, otherwise car parking is also available on neighbouring streets.

DESCRIPTION:

The premises comprise a ground floor double lock-up shop unit with tea point and toilet facilities.

The property is considered suitable for a variety of retail or other uses, subject to obtaining any necessary consents.

Other occupiers in the parade include barbers, off-licence and grocers, hairdressers/beauticians, interiors, etc.

SUMMARY OF FLOOR AREAS:

| | AREA SQFT | AREA SQM |
|------------|-----------|----------|
| Sales Area | 1,066 | 99 |
| TOTAL | 1,066 | 99 |

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 any letting.

SERVICES:

Mains electricity, water and drainage are understood to be installed to the property, subject to connection charges by the utility companies. No tests have been applied.

TERMS:

The premises are available to let on new tenant's internal repairing (together with the exterior of the shop front and fascia and all other external doors and windows) and apportioned insuring lease for a term of six years, subject to an upward only rent review at the end of the third year, at a commencing rental of £14,500 per annum.

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 and stamp duty, if applicable.

RATEABLE VALUE:

We are informally advised by the Local Authority that the current rating assessment is £11,750 (2017 List). Please note that this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority for verification of the Rateable Value and confirmation of the rates payable.

EPC RATING: D

CONTACT:

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