

## TO LET

### Burnaby Road Coventry, CV6 4AU

Rent PA: £15,000

Area: 2,690 sqft (250 sqm)

- Spacious First Floor Accommodation
- Occupying a Prominent Corner Position
- Extending to Some 250 sq.m. (2690sq.ft.)
- Community/Leisure/Restaurant Use
- Car Park Alongside



## LOCATION:

The property is located at the heart of the Radford district of Coventry and occupies a bold corner position with a frontage directly onto the Burnaby Road at its junction with Catesby Road and with a further return frontage to Rollason Road. Vehicular access onto the site is off Rollason Road itself. The Burnaby Road is a busy thoroughfare linking the B4098 Tamworth Road with the B4118 Holbrook Lane which provides a direct connection through to the A444 north-south road with access to the M6 Motorway at Junction 3 which is some 5 miles north of Coventry City Centre. The City Centre itself is approximately 2.25 miles distant.

## DESCRIPTION:

The property comprises spacious first floor commercial accommodation having a grand staircase approach and forming part of a large Listed former community pub, the accommodation offering potential for community/leisure use or possibly as an A3 restaurant (subject to any necessary Local Authority consent).

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
First Floor	2,690	250
<b>TOTAL</b>	<b>2,690</b>	<b>250</b>

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 the letting.

## SERVICES:

Mains water, drainage and electricity are connected. No tests have been applied.

## TERMS:

The accommodation is available to let on flexible terms to be agreed but effectively on a full repairing and insuring basis by way of service charge. The commencing rental will be £15,000 per annum (plus VAT).

## 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 if applicable. At the time of the preparation of these details (February 2019) the Landlord had elected to charge VAT on the rent.

## RATEABLE VALUE:

The demise will need to be re-assessed for rating.

## EPC RATING: C

## CONTACT:

To arrange a viewing:

**Loveitts** 024 7622 8111 (Option 2) [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)