

## TO LET

### Hay Lane Coventry, CV1 5RF

Rent PA: £12,000

Area: 1,153.00 sqft (107.12 sqm)

- Second Floor Office Suite
- Attractive Grade II Listed Building
- Comprising 4 rooms
- Newly refurbished.
- Available on a new lease



## LOCATION:

The subject property is located within the Cathedral Quarter of Coventry and is situated amongst other professional and financial services offices being accessed via a communal entrance off the pedestrianised Medieval cobbled street of Hay Lane.

The property is conveniently situated in close proximity to the Combined Court Centre, Coventry University Campus, the Cathedral and also the City Council Offices together with the city centre's other amenities (including the railway station - about 0.5 miles distant). Neighbouring occupiers also include Spar and Echoes Hairdressing and there are a number of restaurants / cafes close by including Playwrights Cafe Bar & Bistro and Bayley Lane Kitchen & Cocktails as well as Golden Cross Inn. Various public car parks (including Grove Street, Cox Street, Salt Lane, etc) are also within short walking distance.

## DESCRIPTION:

This second floor suite (comprising four office rooms) forms part of an attractive Grade II Listed Georgian building with the accommodation arranged over three floors and benefits from a number of retained period features, including sash windows, etc. There are further professional offices on the first floor with shared male and female WC facilities. The ground floor currently trades as Playwrights Cafe Bar & Bistro.

The accommodation is to be newly refurbished and gas fired central heating is installed.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Second Floor	1,153.00	107.12
<b>TOTAL</b>	<b>1,153.00</b>	<b>107.12</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 any letting.

## SERVICES:

All main services are understood to be installed to the building, subject to connection charges by the utility companies.

## TERMS:

The accommodation is available on a brand new effectively Full Repairing and Insuring Lease by way of service charge for a term of years to be agreed but a minimum 3 year lease commitment is being sought. The commencing rental will be £12,000 per annum exclusive.

(The currently estimated service charge for the forthcoming year is £1,563.73 per quarter).

## LEGAL COSTS:

The in-going lessees are to be responsible for the lessors legal costs.

## VAT:

We are advised that VAT is payable on the rent in this case.

## RATEABLE VALUE:

The prospective occupiers as recommended to make their own enquiries with the local authority for verification.

## EPC RATING: D

## CONTACT:

To arrange a viewing:

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