

OPENING DOORS SINCE 1843



Area
672.00 sqft (62.43 sqm)



Price
£8,950 PA



Location
Located in a Densely
Populated Area



Mixed Use
Alternative Uses Possible



Frontage
Prominent Corner
Position

TO LET

25 Wheelwright Lane, Holbrooks, Coventry CV6 4HF

Location:

The property occupies a prominent location at the corner of Roland Avenue and Wheelwright Lane at the busy crossroads where Wheelwright Lane/Holbrook Lane meet Roland Avenue/Hen Lane.

Situated in the densely populated Holbrooks area of Coventry, the premises are conveniently located for local shopping facilities (including Morrisons on nearby Parkgate Road) and there are a number of bus stops in close proximity.

The City Centre is about 2.5 miles to the south and the property is also well located for the A444 (north-south road) (about 0.5 miles via Hen Lane), which provides access north to the M6 (a further mile) and south to the City Centre (via the A4600).

Description:

We understand that the surgery initially formed part of the ground floor of the house (known as 2 Roland Avenue), but now also benefits from a single storey extension.

The building is principally of brick construction with the extension set beneath a flat felt roof. The premises also benefit from double glazing to most windows and gas central heating. An intruder alarm is also currently installed.

The accommodation is currently arranged as Waiting Room; Patient/Disabled WC; Inner Lobby; Consulting Room; Reception Office; Records Room; Staff WC; Treatment Room; Store Cupboard.

Floor Area:

	AREA SQFT	AREA SQM
Total Net Internal Area	672.00	62.43
TOTAL	672.00	62.43

Services:

All mains services are understood to be installed, subject to connection charges by the utility companies. Gas central heating. No tests have been applied.

Rateable Value:

We are informally advised by the Local Authority that the current assessment is:- Rateable Value: £4,250 (2017 List). Please note that this is not the Rates Payable and prospective occupiers are advised to make their own enquiries with the Local Authority.

Terms:

The premises are available on a new tenant's internal repairing (together with the exterior of any doors and windows and the flat felt roof) and apportioned insuring lease for a term of six years, subject to an upwards only rent review at the end of the third year, and at a commencing rental of £8,950 pax.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT, if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction, including Stamp Duty and VAT, if applicable.

Property Documents:

Property Plan:
EPC:
Planning Information:
Video Link:
Other:

Viewing Arrangements:

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