

TO LET

Wheelwright Lane, Holbrooks Coventry, CV6 4HF

Rent PA: £8,400

Area: 672 sqft (62 sqm)

- Prominently Situated Doctor's Surgery
- House Not Included
- Other Uses, Subject To Consents
- Located In A Densely Populated Area
- Within Easy Reach Of The A444 And M6



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.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Total Net Internal Area	672	62
TOTAL	672	62

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

Note: It is understood that the house and surgery are on a single supply for gas and electricity and the occupier of the surgery is responsible for 60% of the total bills.

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 £8,400 pax.

LEGAL COSTS:

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

VAT:

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

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.

EPC RATING: E

CONTACT:

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