

TO LET

Burnaby Road Coventry, CV6 4AU

Rent PA: £104,665

Area: 3,590 sqft (334 sqm)

- Tarmacadam Surfaced Car Park Area
- For Car Sales Lot Or Vehicle Repairs
- Area Extending to 333.53 sq.m.
- Private Office Attached
- Introductory Rent £8,000 in Year 1



Not To Scale - For Identification Purposes Only



LOCATION:

The subject site adjoins the Pilot Hotel being a well known community pub at the heart of the Radford district of Coventry and occupying a bold corner position with frontage directly onto the Burnaby Road at its junction with Catesby Road and with a further return frontage to Rollason Road. Vehicular access into 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 five miles north of Coventry City Centre. The City Centre itself is approximately two and a quarter miles distant.

DESCRIPTION:

The property comprises a tarmac surfaced car park area extending to some 333.54 m² (399 yds²) with potential it is suggested for possible use as a car sales lot or say for vehicle rental purposes but strictly in accordance with Local Authority consent. Accordingly enquiries on planning will need to be addressed directly to Coventry City Council Planning Department.

The demise also includes a single office which forms part of the main building extending to 31.84 m² (343 ft²) approx.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Floor Area	3,590	334
TOTAL	3,590	334

All measurements detailed in these particulars are approximate.

FIXTURES & FITTINGS:

TBC

SERVICES:

TBC

TERMS:

The office and site is available to lease on flexible terms for a period of years to be agreed at an introductory rental of £8,000 for the first year and £10,000 per annum thereafter exclusive plus VAT, which will be payable in addition.

LEGAL COSTS:

The ingoing tenants in this case will be responsible for the Landlord's legal costs incurred in connection with the proposed new lease transactions, including the Stamp Duty payable on the counter-part lease and VAT as appropriate.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of preparation of these details (April 2017) the Vendor had elected to charge VAT on the rental.

RATEABLE VALUE:

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

EPC RATING: D

CONTACT:

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