

TO LET

Quinton Park Coventry, CV3 5PZ

Rent PA: POA

Area: Various Sizes

- Various Rooms Available On Licence
- Half Day or Full Day Slots
- Suitable for a Variety of Uses
- Lift Access
- Licence Fees from £60.00 Per Half Day



LOCATION:

The subject property is located in a well populated area in the favoured Cheylesmore district of Coventry on the southern outskirts of the City adjacent to Quinton Park approximately one mile from the City Centre. Access to the property is easily effected from Junction 5 of the City's Inner Ring Road via Quinton Parade and Daventry Road.

DESCRIPTION:

The property comprises individual and suites of first floor consulting room accommodation available on licence within a modern built medical facility.

The available space, which is accessible via lift, comes with access to communal w.c. facilities and is considered suitable for a variety of possible uses including for use by an alternative medical practitioner, opticians, health and beauty business, or as a spa, well being centre or similar uses consistent with the principal medical centre use of the building (subject to any necessary Local Authority consent).

Rooms are available in half day slots or full day slots or alternatively over multiple days to be discussed with the licensor.

FIXTURES & FITTINGS:

TBC

SERVICES:

Accommodation Available On All Inclusive Licence Fee Basis To Include Heating And Lighting, Business Rates And Furniture

TERMS:

Licence fees from £60.00 for half day use and £110.00 for a full day use will be payable to secure the individual rooms, these fees being fully inclusive of heating, lighting, business rates, other service charge payments and also to include use of the furniture which in situ in each room.

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.

RATEABLE VALUE:

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

EPC RATING:

CONTACT:

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