

TO LET

Empress Arcade, Binley Road Coventry, CV3 1JF

Rent PA: £5,450

Area: 266 sqft (25 sqm)

- Ground Floor Lock-Up Shop Unit
- Popular Shopping Arcade
- Part Of Binley Road Local Centre
- Adjacent To Busy A428 (Binley Road)
- On-Site Customer Car Parking



LOCATION:

The unit is located in the popular Empress Arcade which forms part of the established Empress Buildings parade of shops, adjacent to the busy Binley Road (A428), in the Stoke area of Coventry. While there is on-street parking to the front of Empress Buildings, there is also a car park for customers at the rear. Bus stops are to hand. The property is conveniently situated for the A444 (around 0.5 miles), Coventry Eastern By-Pass (A46 - about 2 miles), etc, and is located within the Binley Road Local Centre.

DESCRIPTION:

The premises comprise a ground floor lock-up shop unit (with outside w.c.) forming part of the Empress Arcade, with other occupiers including greengrocers, gift shop, beauty salon, café, and florist, etc. There are a number of other local and national concerns in the vicinity including Ladbrokes, Iceland, Lidl, etc. The premises have traded for many years as shoe repairs and key cutting, but are considered suitable for a variety of other uses, subject to obtaining the necessary consents. Prospective occupiers should, however, rely on their own enquiries with the Local Authority as whether planning permission is necessary for their proposed use.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor Sales Area	266	25
TOTAL	266	25

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:

Electricity is understood to be installed to the property, subject to connection charges via the Utility Companies. No tests have been applied.

TERMS:

The premises are available to let on the Landlords' standard form of lease for the Arcade (incorporating tenant's effective full repairing and insuring terms, recoverable by way of a service charge) for a term by agreement, but a six year lease subject to an upward only rent review at the end of the third year is suggested, at a commencing rental of £5,450 per annum.

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 rating assessment for the shop (2017 List) is £3,550. Please note that this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the local authority for verification of the Rateable Value and confirmation of the rates payable.

EPC RATING: D

CONTACT:

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