

TO LET

Gulson Road Coventry, CV1 2JF

Rent PA: £7,000

Area: 943 sqft (88 sqm)

- Business Premises On Three Floors
- Fronting Busy Gulson Road
- Convenient For A4114, A428, Etc
- Considered Scope For A Variety Of Uses
- Office, Retail, Etc, Subject To Consents



LOCATION:

The property is situated in an area of mixed residential and commercial development within easy reach of Coventry City Centre and fronts directly onto Gulson Road (directly facing Bramble Street), which links the A4114 London Road with the A428 Binley Road. The premises are well located for access to the A444 north-south road providing a dual carriageway link with the M6 Motorway at Junction 3, which is approximately 5 miles distant and also for access to the A46 to the south of the City (3.5 miles distant). The property also benefits from nearby on-street parking with neighbouring occupiers including Brambles Convenience Store, Coopers Fish Bar, etc. Coventry University, Midland Group Training Services, etc, are also close by. Coventry City Centre itself is less than 0.25 miles distant.

DESCRIPTION:

The property comprises a mid-terraced Villa providing accommodation arranged on three floors. The unit benefits from roller shutters to the front door and windows, together with the inside of the two doors in the middle room leading to the rear room and conservatory respectively. The premises are considered suitable for a variety of uses, eg offices, retail, consulting rooms, etc, subject to obtaining any necessary consents. Prospective occupiers should rely on their own enquiries with the planning authority as to whether planning permission is necessary for their proposed use.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	522	49
First Floor	228	21
Second Floor	193	18
TOTAL	943	88

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:

Mains water, drainage and electricity are understood to be installed to the property, subject to connection charges by the utility companies. No tests have been applied.

TERMS:

The property is available on a new tenant's full repairing and insuring lease for a term of three years (or multiples thereof - subject to periodic review), at a commencing rental of £7,000 per annum exclusive.

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:

We are informally advised by the Local Authority that the current assessment is:- Rateable Value (2017 List) £3,150. Please note that this is not the rates payable and prospective occupiers are advised to make their own enquiries with the Local Authority for verification of the Rateable Value and confirmation of the amount of rates payable. Any queries regarding Business Rates Relief should also be directed to the Local Authority.

EPC RATING: TBC

CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk