TO LET

Winsford Avenue
Coventry, CV5 9JG

Rent PA: £11,000
Area: 1,013 sqft (94 sqm)

- Extended Ground Floor Retail Unit
- A2 Planning Permission
- Other Uses Subject To Consents
- Busy Parade
- Parking Bay To Immediate Frontage
LOCATION:
The premises are located in the centre of a parade of shop units with residential accommodation over, which form part of the Winsford Avenue Local Centre (at the corner of Winsford Avenue and Whitaker Road) in the popular Allesley Park suburb of Coventry. This is a large and fairly densely populated residential area on the western side of the city approximately two miles from the centre. The Winsford Avenue Local Centre provides for a good range of trades including a Nisa Extra with associated car parking, further convenience store/Post Office, florist, hairdressers, bakery, optician, take-aways, etc. The Allesley Park Neighbourhood Centre and Wilfred Spencer Centre are both also close by. There is limited stay car parking to the immediate frontage and on Whitaker Road, with bus stops also to hand.

DESCRIPTION:
The property comprises an extended ground floor retail unit which benefits from planning permission for Class A2 (Offices) having previously traded as an estate agents. The premises are considered suitable for a variety of other uses, subject to obtaining necessary consents. The unit also benefits from an internal electric roller shutter door to the front and a security grille at the rear. NB: a lock-up garage at the rear may also be available by separate negotiation.

SERVICES:
All main services are understood to be available subject to connection charges by the utility companies. No tests have been applied.

TERMS:
The premises are available to let on a new tenant’s effectively full repairing and insuring lease for a term by agreement, but a six year lease is suggested, subject to an upward only rent review at the end of the third year. The commencing rental will be £11,000 per annum.

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 rating assessment is £7,900 (2017 List). 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 amount of rates payable. Any enquiries regarding Small Business Rates Relief should also be directed to the Local Authority.

EPC RATING: D

CONTACT:
To arrange a viewing:
Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk

SUMMARY OF FLOOR AREAS:

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<tr>
<th></th>
<th>AREASQFT</th>
<th>AREASQM</th>
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</thead>
<tbody>
<tr>
<td>GF Sales Area</td>
<td>867</td>
<td>81</td>
</tr>
<tr>
<td>GF Kitchen/Staff Room</td>
<td>146</td>
<td>14</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,013</td>
<td>94</td>
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All measurements detailed in these particulars are approximate.