

LOVEITTS

COMMERCIAL PROPERTY SERVICES

29 Warwick Row, Coventry CV1 1DY
Tel: 024 7622 8111

loveitts.co.uk

Offices also at:
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TO LET

**Hertford Street
Coventry, CV1 1LB**

Rent PA: POA

Area: 2,637 sqft (245 sqm)

- Prime Retail Unit in Prominent Position
- Benefitting from A3 Consent
- Accommodation Across Two Floors
- 2 Car Parking Spaces Available
- City Centre Location



Loveitts Ltd - Registered Office: 3Mc Middlemarch Business Park, Siskin Drive, Coventry CV3 4FJ
Registered in England & Wales Company no. 7558151
Regulated by RICS

LOCATION:

The property is located in a prominent trading position fronting pedestrianised Hertford Street just off Broadgate at the commercial heart of Coventry.

The building is immediately adjoined by the Yorkshire Building Society and the Money Shop and nearby occupiers retailers include Superdrug, Poundland, Coral, Ryman, CEX, Virgin Money and Coral.

DESCRIPTION:

The unit comprises of a prime retail unit in a prominent trading position benefitting from an A3 consent having previously traded as a café.

The accommodation, which is arranged across two floors, comprises main seating area (with open plan staircase to first floor) kitchen and food preparation area.

On the first floor there is a further seating area, counter area, further kitchen and preparation area with dumbwaiter lift, staff area and storage as well as male and female w.c. facilities.

The property benefits from two car parking spaces to the rear.

SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	958	89
First Floor	1,679	156
TOTAL	2,637	245

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 the letting.

SERVICES:

Mains water, drainage, gas and electricity are connected together with air conditioning in part.

No tests have been applied.

TERMS:

The premises are available on the basis of a new full repairing and insuring lease for a term of years to be agreed.

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 £33,750. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

EPC RATING: TBC

CONTACT:

To arrange a viewing:

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