

## TO LET

### Foleshill Road Coventry, CV6 5AQ

Rent PA: £13,000

Area: 861.00 sqft (79.99 sqm)

- Prominent Main Road Location
- Double Fronted
- Upper Parts Included
- Suitable for a Variety of Retail Uses
- Available by way of a New Lease



## LOCATION:

Located in a mixed used area, the property occupies a prominent location fronting the busy B4713 (Foleshill Road) in the popular and densely populated Coventry suburb of Foleshill. The premises are conveniently situated about one mile from the Inner Ring Road which encircles the City Centre. The A444 is approximately 0.5 miles distant providing access to the M6 at Junction 3 (a further two miles)

## DESCRIPTION:

The property consists of a double fronted retail unit with upper parts accessed internally. To the ground floor is a main retail area with two separate rear areas to each side. The first floor areas have been used for storage. The unit has been used for many years as a Pharmacy but will be suitable for a variety of retail uses.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	528.00	49.05
First Floor	333.00	30.94
<b>TOTAL</b>	<b>861.00</b>	<b>79.99</b>

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 and electricity are understood to be connected to the premises. No tests have been applied.

## TERMS:

Available by way of a brand new Full Repairing and Insuring Lease for a term to be agreed.

## LEGAL COSTS:

The ingoing lessee is to be responsible for the landlords legal costs.

## 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: E

## CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)