

## TO LET

### Holyhead Road Coventry, CV5 8HU

Rent PA: £14,000

Area: 615.00 sqft (57.14 sqm)

- Prominent Retail Premises
- Part of Busy Parade
- Formerly a Hairdressers
- Suit Various Businesses
- Customer Parking to Front



## LOCATION:

The subject property forms part of a busy suburban retail parade and an established neighbourhood shopping centre which includes a range of businesses including Estate Agents, hairdressing salons, newsagents and off licence, pharmacy, general convenience store and a number of A5 hot food takeaways are also represented here including Papa Johns Pizza.

There is also a Tesco Express store at the end of the parade.

## DESCRIPTION:

The property comprises a decent size A1 retail shop unit previously occupied as a hairdressing salon and fitted out as such incorporating a rear beauty room and small kitchen but considered suitable for a variety of business uses.

The property benefits from an electrically operated security shutter to front and is immediately available.

There is customer parking possible to the immediate front.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Sales inc.Beauty room	576.00	53.51
Kitchen	39.00	3.62
<b>TOTAL</b>	<b>615.00</b>	<b>57.14</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 any letting.

## SERVICES:

Mains water, drainage and electricity are understood to be connected. No tests have been applied.

## TERMS:

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed but a 6 year term is suggested with a 3 yearly rent review.

The commencing rental will be £14,000 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. At the time of the preparation of these particulars (June 2020) the Landlord had elected not to charge VAT on the rent.

## RATEABLE VALUE:

The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

## EPC RATING: C

## CONTACT:

To arrange a viewing:

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