

## TO LET

### Blackberry Lane Coventry, CV2 3JT

Rent PA: £10,000

Area: 720.32 sqft (66.92 sqm)

- Self-Contained Salon Premises
- Busy Parade Location
- Ample Free Parking Available
- Available On A New Lease
- In Good Condition Throughout



## LOCATION:

Located in the Wyken area of Coventry on Blackberry Lane - a busy thoroughfare with a high footfall. The property is ideally located for passing trade at the end of a parade of shops including a chemist, convenience store, fish and chip shop and a barber shop.

## DESCRIPTION:

185 Blackberry Lane comprises a two storey self-contained salon suitable for a hair and beauty use.

The accommodation comprises a ground floor open plan salon with a washing area and kitchen at the rear. To the first floor is a further open plan area with a shower room and a kitchenette.

Externally, ample free parking is available in off-road bays to the front of the property.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	451.76	41.97
First Floor	268.56	24.95
<b>TOTAL</b>	<b>720.32</b>	<b>66.92</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 gas, water and electricity are connected. The property is heated by a recently fitted gas-fired combi boiler. No tests have been applied.

## TERMS:

The premises are available on a new tenant's full repairing and insuring lease for a term by agreement but a five year lease is suggested, subject to an upward only rent review at the end of the third year of the term. The commencing rental will be £10,000 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:

VAT is not applicable to the rent.

## RATEABLE VALUE:

The Rateable Value in the 2017 List was £4,200. Please note that this is not the rates payable however. Prospective occupiers may qualify for Business Rates exemption and are advised 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)