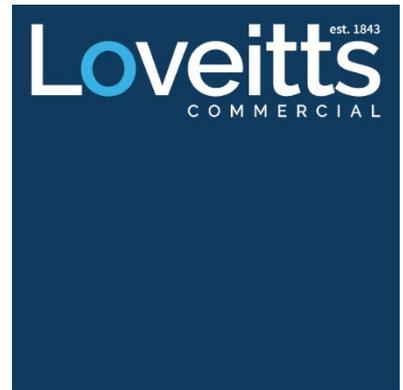


OPENING DOORS SINCE 1843



Area
223 sq m (2400 sq ft)



Rent
Rent on Application



Planning
Existing 'E' Use Class



Availability
LAST UNIT REMAINING



Location
Busy Suburban Parade

TO LET

223-229 Walsgrave Road, Coventry CV2 4HH

Location:

The property is located on Walsgrave Road, Coventry near to its junctions with Clay Lane, approximately 1 mile east of the city centre. This is a typical high-density inner-city suburb with a mix of national and independent retailers represented providing for what is a busy neighbourhood shopping area. The property is situated on the A4600 which connects the city centre to junction 2 of the M6 and M69. Limited time restricted parking is possible close by, albeit with loading only permissible to the immediate frontage.

Description:

The property comprises a large former Building Society Branch office which is currently fitted out as such having an excellent frontage and comprising a main 'Banking Hall' with associated private offices, store rooms and wc accommodation.

The property which benefits from an 'E' Use Class designation (allowing it to be used for retail, office, cafe, restaurant, for leisure and fitness or for health and medical uses) is now available to lease as a whole (on terms to be agreed) or otherwise as two or potentially four commercial units.

Conceptual drawings for the possible layout of the individual units is provided behind the Property Plan link at the bottom of these details. These plans show an indicative (potential) layout and could be amended to suit the specific needs of an end user.

However, with Units 2, 3 and 4 currently under offer only Unit 1 is now available.

Floor Area:

	AREA SQFT	AREA SQM
Unit 1	441.00	40.97
Unit 2 - LET	603.00	56.02
Unit 3 - LET	700.00	65.03
Unit 4 - LET	656.00	60.94
TOTAL	2,400.00	222.97

Services:

All mains services are understood to be connected together with gas fired central heating and air conditioning in part but to be reconfigured to be separated from the first floor accommodation to be metered separately and also in the event of the ground floor being converted into multiple units.

No tests have been applied.

Rateable Value:

The Rateable Values are to be reassessed.

Terms:

The existing ground floor accommodation is to be let as a whole or potentially would be available as four units on what would effectively be full Repairing and Insuring terms effected by way of a service charge.

Ideally we are looking to agree leases for a minimum 6 year term with a 3 yearly review.

The commencing rental on the remaining unit 1 is £10,000 per annum.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

commercial@loveitts.co.uk



