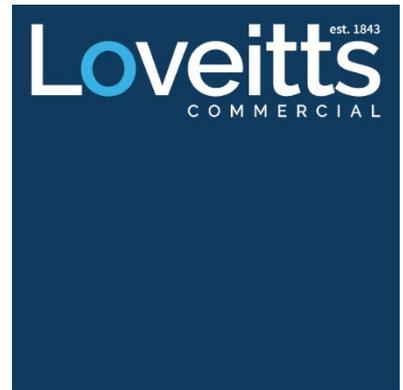


# OPENING DOORS SINCE 1843



Area  
113.71 sq m (1224 sq ft)



Rent  
£15,500 per annum



Use  
Flexible E Use Class  
Designation



Location  
Busy Suburban Retail  
Area



Availability  
June 2022

# TO LET

PDSA, 7 Jubilee Crescent, Coventry CV6 3EX

## Location:

The subject property is located within Coventry's premier suburban shopping district some 2 miles north of the city centre where a range of national and local covenants are represented.

The property is immediately adjoined by Subway premises and is two doors away is Radford's Tesco Express store.

There is on street parking available on a first come first served basis to the immediate road frontage.

## Description:

The property comprises a well proportioned retail store forming part of a busy suburban neighbourhood shopping district and offering a sales area, stock room and store at ground floor level and further first floor storage, office and wc facilities.

The property is otherwise considered suitable for a variety of flexible E use class business uses and is available with early vacant possession.

## Floor Area:

	AREA SQFT	AREA SQM
Sales inc Stock Room	714.00	66.33
Store	82.00	7.62
First Floor Stores	428.00	39.76
<b>TOTAL</b>	<b>1,224.00</b>	<b>113.71</b>

## Services:

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

## Rateable Value:

The prospective occupiers are recommended to make their own enquiries with the local authority for verification. The rateable value is £13,750.

## Terms:

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

The commencing rental will be £15,500 per annum exclusive.

A service charge is also payable in respect of the rear access road.

## 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](mailto:commercial@loveitts.co.uk)

