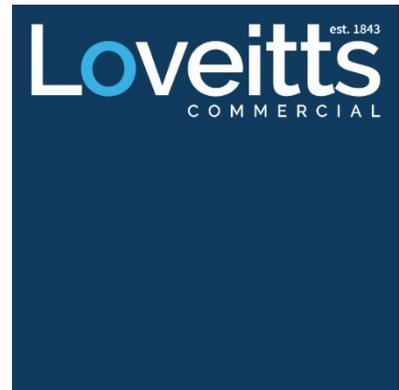


OPENING DOORS SINCE 1843



Area
51.24 sqm (552 sq ft)



Rent
£14,000 per annum



Use
Flexible E Use Class



Parking
Public Car Park Alongside



Location
Busy Suburban Parade

TO LET

11 Whitaker Road, Coventry CV5 9JE

Location:

The subject premises are located at the end of a parade of retail units (with residential accommodation over), and forms part of the Winsford Avenue Local Centre (at the corner of Winsford Avenue and Whitaker Road) in the popular Allesley Park suburb of Coventry.

This is a large and fairly densely populated residential area on the western side of the city approximately two miles from the centre.

The Winsford Avenue Local Centre provides for a good range of trades including a Nisa Extra with associated car parking, further convenience store/Post Office, florist, bakery, optician and take-aways, etc.

The Allesley Park Neighbourhood Centre and Wilfred Spencer Centre are also close by. In addition there is limited stay car parking to the immediate frontage and on Whitaker Road, with bus stops also to hand.

Description:

The property comprises an end of terraced commercial unit previously occupied by Ladbrokes Bookmakers but now benefitting from a flexible E use class designation allowing the premises to be used for general retail use, as professional offices, as a cafe, for leisure use or for health/medical services etc.,

Floor Area:

	AREA SQFT	AREA SQM
Sales	498.00	46.27
Kitchen	54.00	5.02
TOTAL	552.00	51.28

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. Current Rateable Value is £5,700.

Terms:

The property is available on the basis of a new internal repairing and insuring lease for a term of years to be agreed with the tenant also retaining responsibility for the maintenance of the retail shop front (and all external joinery). A minimum 3 year lease commitment will be required.

The commencing rental will be £14,000 per annum.

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 the Landlord had not elected to charge VAT and stamp duty 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:
EPC: [Click here](#)
Planning Information:
Video Link:
Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
commercial@loveitts.co.uk

