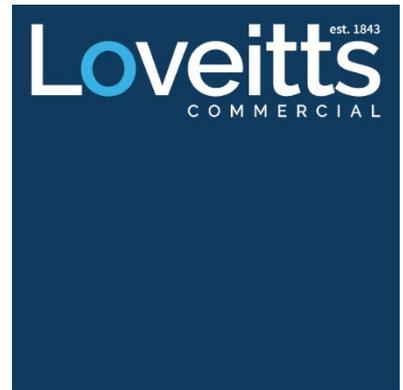


OPENING DOORS SINCE 1843



Area
35.06 sq m (377 sq ft)



Retail
£11,000 per annum



Offering
Flexible 'E' Use Class
Designation



Parking
Single Parking Space To
Rear



Location
Prominent Corner
Position

TO LET

2 Station Avenue, Coventry CV4 9HS

Location:

The property occupies a prominent corner position at the crossroads intersection of the busy B4101 Tanners Lane/Tile Hill Lane and Station Avenue and Banner Lane so enjoys a particularly high profile position being sited next door to Sachdevs Chartered Accountants, and directly opposite a particularly busy Texaco Service Station/One Stop shop.

This is a lively neighbourhood shopping area with a range of retail units and takeaway businesses. serving the well populated Tile Hill district of Coventry with a number of other commercial enterprises also represented locally.

Description:

The property comprises a modern 'E' use class business unit considered suitable for a variety of retail or office uses and available with immediate vacant possession.

The accommodation has relatively recently been refurbished and comes with the benefit of a single parking space at the rear.

Floor Area:

	AREA SQFT	AREA SQM
Retail Sales/Offices WC	377.00	35.02
TOTAL	377.00	35.02

Services:

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

Rateable Value:

Prospective occupiers are recommended to make their own enquiries with the local authority for verification. The current Rateable Value is £3,350.00.

Terms:

The property is available to lease effectively on full repairing and insuring terms by way of services charged at a commencing rental of £11,000 per annum (Plus VAT). A lease of 6 years is ideally being sought with a 3 year rent review.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. We have been informed that VAT is not payable.

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:
Planning Information: [Click here](#)
Video Link:
Other:

Viewing Arrangements:

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

