

OPENING DOORS SINCE 1843

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



Retail
Shop Ready To Occupy



Rent
£12,000 per annum



Area
732 sq.ft.



Air Conditioning
Air Conditioned



Location
Popular Residential
Estate

TO LET

44 Hexworthy Avenue, Coventry CV3 6LT

Location:

The property is located within the Styvechale Grange residential estate, accessed via Leamington Road and Baginton Road on the south side of Coventry, close to the A45 and less than 2 miles from the railway station and city centre.

Description:

Popular parade with 7 retail units and self contained flats above. This air conditioned lock up shop has been completely fitted out and is ready for immediate occupation, There is some parking at the front of the shops available for tenants and customers, but not reserved exclusively and there is unrestricted on street parking.

There is an aluminium shopfront, retail showroom with shopfit, carpet tiles, suspended ceiling, LED lighting and spotlights, changing room, stockroom and staff rest room with sink unit and fitted cabinets, rear fire exit and toilet with WC, wash basin and water meter.

There is a small rear courtyard.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	732.00	68.01
TOTAL	732.00	68.01

Rateable Value:

The property is included in the Rating List with a Rateable Value of £10,750. The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

Terms & Service Charge:

The property is available on a new lease for 6 years, or longer with rent reviews every 3 years. The tenant is responsible for internal repairs and decorations and for the shopfront and reimbursing a fair proportion of the insurance premium for the building. The tenant will contribute a fair proportion of the costs properly incurred, or to be incurred by the Landlord in keeping the building and common parts in good and tenable repair and condition.

Services:

Mains water, electricity and drainage are all connected

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. VAT will not be charged on the rent in this instance.

Legal Costs:

The tenant will contribute £750 + VAT towards the landlords' legal costs and the tenants' solicitor will provide a written undertaking for all of the landlords costs, if the tenant withdraws from the transaction.

Property Documents:

- Property Plan:
- EPC:
- Planning Information:
- Video Link:
- Other:

Viewing Arrangements:

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



