

OPENING DOORS SINCE 1843

Loveitts
PART OF | SHELDON BOSLEY KNIGHT



-  Property
Lock up Shop/Office
-  Area
570 sq ft
-  Rent
£12,000 per annum
-  Specification
Good Specification
-  Location
Within a Large Estate

TO LET

208 Winsford Avenue, Allesley CV5 9NB

Location:

The property is located in a prominent position within a small established retail parade on the west side of Coventry on a large residential estate with schools and other amenities.

Description:

The ground floor lock up retail unit is available for retail or office use. The property has a deep forecourt that may be suitable for occasional parking. On street parking is permitted.

The interior is finished to a good standard. There is an aluminium shopfront, two air conditioning units, suspended ceilings with LED lighting and wood laminate floor. Modern fitted kitchen and toilet. There is a Vaillant combi boiler in the rear lobby that is not used at present.

Floor Area:

	AREA SQFT	AREA SQM
Retail and kitchen	570.00	52.95
TOTAL	570.00	52.95

Services:

Mains gas, electricity, water and drainage services are connected or available. No tests have been applied.

Rateable Value:

The current Rateable Value is £6,800 (2023). The Rateable Value is £7,900 in the draft list from April 2026. Prospective tenants are advised to make their own enquiries of the Local Authority for clarification.

Terms:

A new lease is available for 6 years, or longer with rent reviews every 3 years. The tenant will be responsible for internal repairs and decorations, the shopfront and external windows in the main building, a contribution of 50% towards repairs to the main walls and roof. The tenant will also contribute 50% towards the building insurance premium.

Service charge not applicable.

VAT:

Not payable on rent.

Legal Costs:

The tenant is to be responsible for the landlords' legal costs incurred in connection with the letting.

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

