

**TO LET**

**REFURBISHED RETAIL UNIT IN POPULAR PARADE**

**294 Walsgrave Road, Coventry CV2 4BL**



**682 SQ FT (63.36 SQ M) NIA**

- Located in a prominent retail location on Walsgrave Road
- Excellent access to Coventry City Centre and M6/M69
- Recently refurbished to a high standard
- Benefits from retail space, office and ancillary facilities with parking

## Location

The property is located approximately 1.5 miles to the east of Coventry City Centre on the A4600 Walsgrave Road. Along the parade are an array of retail outlets offering a range of both local independents and larger national occupiers including KFC, Shortland Horne Estate Agents and Ladbrokes.

Walsgrave Road acts as one of the main arterial routes from the city centre. Specifically the property is located on the south side of Walsgrave Road and shortly before the roundabout with Longfellow Road/Burns Road.

## Description

294 Walsgrave Road offers a brick built mid terrace retail property over the ground floor. Internally the premises provide open plan retail, an office/meeting room and new kitchen, WC and shower facilities.

The unit has been refurbished to a good standard to include inset LED lighting within suspended ceiling, carpeting throughout and an electric roller shutter.

Externally the property benefits from a prominent frontage onto the main road, together with rear access and off street parking.

## Accommodation

**Ground Floor Retail NIA: 682 SQ FT 63.36 SQ M**

## Rent

**£15,000 per annum**

## Tenure

The property is available on a new Internal Repairing & Insuring Lease for a term of years to be agreed.

## Rateable Value

To be assessed. We anticipate the RV should fall below the small business threshold.

## Energy Rating

B43. EPC available upon request.

## VAT

The rent quoted is stated exclusive of VAT which may be payable.

## Legal Fees

Each party will be responsible for their own legal fees incurred in the transaction.

## Viewing

Strictly by appointment with the sole agent:

## HOLT COMMERCIAL

**CHRIS HOBDAY**

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