

TO LET (MAY SELL)

PROMINENT EDGE OF CITY CENTRE PREMISES

Mortimer Read House, Tower Street, COVENTRY CV1 1JP



8,172 SQ FT (759.29 SQ M) GIA

SITE AREA: CIRCA 0.28 AC (0.11 HA)

- Excellent location with great access to a number of main arterial routes within the City
- Multiple points of access to the building
- Centrally located and suitable for a number of uses (Subject to Planning)
- Secure yard and good parking to the rear
- Available for immediate occupation

Location

The property is located within the inner ring road towards the northern edge of Coventry City Centre. The location offers a mix of commercial and residential uses and notably, Coventry University's Bishopgate student accommodation which neighbours the premises.

There is excellent pedestrian and vehicular access, with the ring road connecting the property to the rest of the City Centre. Immediately to the north is the popular Foleshill Road, which provides direct access to the A444 and M6.

The property is located on the corner of Tower Street when leaving/entering the inner ring road and opposite Henry Street.

Description

The property consists of a single story, predominantly brick built, industrial/showroom building.

Internally there is reception and office space, with a good sized kitchen/staff room, spread over four rooms towards the front of the premises. The showroom/industrial accommodation can be found towards the rear and side of the unit, with a centrally located block of WCs/welfare facilities.

Overall there is excellent access. Customer access is provided via double entrance doors opening onto to Tower Street. In addition there are two roller shutter doors (3.2m wide x 2.4m high and 4.2m wide x 3.3m high) providing access to the rear. The ceiling height is circa 3 metres.

There is three phase electricity, gas and mains water and drainage. The warehouse and offices have modern lighting. The property offers central heating, double glazed windows and suspended ceilings.

Externally, the property offers secure gated parking/yard space to the rear.

Accommodation

	sq ft	sq m
Showroom/Store:	5,729	532.29
Office/Reception/Kitchen:	977	90.82
Other:	1,466	136.17
Total GIA:	8,172	759.29

Rent

£30,000 per annum exclusive.

Tenure/Lease

The premises are available to let on a new Full Repairing and Insuring Lease for a term of years to be agreed.

The client may consider the sale of the Long Leasehold interest. Further details available on request.

Energy Rating

D97. Copy available on request.

Rateable Value

Factory and Premises £23,250

Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Planning

The property is currently vacant, however was previously used as car hire showroom.

Interested parties are advised to undertake their own investigations as to suitability for their respective uses.

The site currently has planning permission for 7 Town Houses, providing 84 student bedrooms. Drawings have been drafted for an alternative residential scheme for 52 apartments. Further information available on request.

VAT

Holt Commercial understand that VAT will be payable on the rent.

Legal Fees

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease. Abortive fees may be payable.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
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