

TO LET

GROUND FLOOR RETAIL UNITS

30-32 New Union Street, COVENTRY CV1 2HN



301 - 602 SQ FT (27.95 - 55.9 SQ M) NIA

- Prime City Centre retail units
- Well presented with access to service yard
- Can be taken separately or as a whole
- Immediately available
- Use Class 'E' (formerly A1)

Location

New Union Street is located within the inner ring road (A4053) and is widely regarded as being one of Coventry's most popular City Centre office and professional service locations.

The subject premises benefit from enhanced footfall, given their close proximity to the City's mainline railway station and the main central retail area. Additionally, there are a number of main route bus stops along New Union Street providing excellent public transport options.

Description

The two neighbouring properties offer well-presented ground floor retail units, with WC and a small storage area to each. They are located amongst a number of similar size units, with a prominent frontage and access to a service yard at the rear.

Internally, they benefit from suspended ceilings with inset lighting (LED in part), perimeter trunking surrounding the vinyl/laminate flooring and mains drainage, electricity and water supply.

Externally, there are a number of lock up garages available in the service yard by separate negotiation.

Accommodation

	sq m	sq ft
30 New Union Street	27.95	301
32 New Union Street	27.95	301
Total (NIA):	55.90	602

The area In Terms of Zone A (ITZA) is 24.28 sq m (261 sq ft) per unit.

Rent

£13,500 per annum exclusive for a single retail unit.

Tenure

The premises are available by way of a new Lease for a term to be agreed, and can be taken separately or as a whole.

Service Charge

A Service Charge is payable towards the maintenance of structural and common parts. Further details are available upon request.

Energy Rating

TBA. EPC available upon request.

Rateable Value

30 New Union Street	£7,800
32 New Union Street	£7,700

VAT

The rent is quoted exclusive of VAT which we understand will not be payable.

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

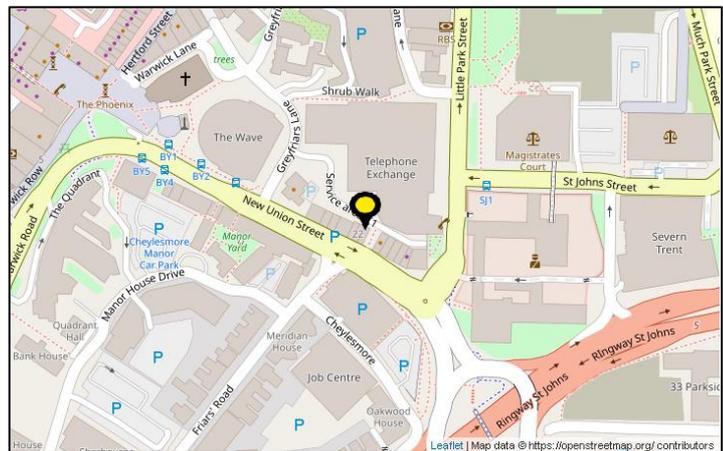
Strictly by appointment with the sole agent:

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