

# TO LET



## GROUND FLOOR LOCK-UP PREMISES 2160 COVENTRY ROAD, SHELDON SHOPPING CENTRE, B26 3JB



### LOCATION

The premises are located within the popular Sheldon Shopping Centre which fronts the main A45 Coventry Road.

### DESCRIPTION

The premises comprise a prominent location within the busy Wells Green Shopping Centre. Nearby occupiers include Lloyds Pharmacy, Iceland, Card Factory, Coventry Building Society etc. Parking within the centre is free for the first 30 minutes.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

<b>GROUND FLOOR</b>		
INTERNAL WIDTH	17'1"	5.2 m
SHOP DEPTH	59'8"	18.2 m
<b>NET GROUND FLOOR AREA PLUS TOILET</b>	<b>980 sq ft</b>	<b>91 sq m</b>

### LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

### RENTAL

£19,500 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:  
Rateable Value: £23,750. Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value of below £51,000 are currently abolished. Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

An EPC certificate will be available shortly.

### BUILDING INSURANCE

Building insurance for the year 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 is £949.86.

### SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a service charge, which is currently £703.05 per annum up to and including 31.3.2021

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

### VAT

We understand that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

### VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Video - <https://youtu.be/lhFtrzh-ilm>

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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