

# TO LET



## GROUND FLOOR SHOP - FORMER TUI 2150A COVENTRY ROAD, SHELDON, B26 3JB



### LOCATION

The shopping centre is well located fronting the main A45 Coventry Road, a major arterial route into Birmingham City Centre from Coventry and Birmingham Airport. The centre benefits from 30 minutes free car parking. The unit is adjacent to **Sheldons Café and Top Nails**. Also close to **Costa, Iceland, Scrivens, Coventry Building Society, Lloyds Pharmacy and Card Factory**

### DESCRIPTION

The premises comprise a ground floor lock-up shop.

### ACCOMMODATION

The approximate area is as follows:

#### GROUND FLOOR

INTERNAL WIDTH	15'9"	4.8 m
SHOP DEPTH	50'.4"	15.3 m
NET GROUND FLOOR	790 sq ft	73 sq m
TOILETS		

### LEASE

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

### RENTAL

£17,500 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £20,500

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

The property has a rating of 113 (Band E). A copy of the certificate is available upon request.

### SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of a service charge, which is currently £283.72 (inclusive of VAT) on account per quarter subject to annual reconciliation. Building insurance for the year to 15 January 2021 is £674.15 (exclusive of VAT).

### LEGAL COSTS

Each party are 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 link:

Internal Video - <https://youtu.be/O6EgY4Nlryk>

### VIEWINGS

Strictly by prior appointment with:-  
AMT Commercial, tel: 01527 821 111  
or Creative Retail, tel: 0121 400 0407

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