

TO LET



FORMER PISCES FISH BAR 2146A COVENTRY ROAD, SHELDON, B26 3JB



LEASE

The property is available upon a new lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£25,000 pa (exclusive of rates)

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £16,750. Please contact the Local Authority for further information.

BUILDING INSURANCE AND SERVICE CHARGE

Building insurance is **£711.00** per annum plus VAT. Service charge is **£717.00** per annum plus VAT.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of g1 (Band D). A copy of the certificate is available upon request.

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/7gduvZ3xCVM>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111 or Creative Retail on 0121 400 0407

LOCATION

The premises are located within the popular Sheldon Shopping Centre which fronts the main A45 Coventry Road. Adjacent to **Costa** and **Bet Fred**. Nearby occupiers include **Pan Pharmacy, Iceland, Card Factory, Subway, Cake Box, Halfords, and Dream Beds** etc. Parking within the centre is free for the first 30 minutes.

ACCOMMODATION

The premises previously traded as Pisces Fish Bar. Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	16'3"	5.0 m
SHOP DEPTH	49'6"	15.1 m
GROSS GROUND FLOOR AREA	800 sq ft	74 sq m

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