

# TO LET



## LARGE DOUBLE FRONTED PREMISES 2343 - 2345 COVENTRY ROAD, SHELDON, B26 3PN



### LOCATION

The premises are prominently situated fronting the Main A45 Coventry Road close to the junction with Wells Road, adjacent to **Wheel Mania** and **Factorsafe**.

The property is close to **Morrisons** and approximately 4 miles from the NEC and Birmingham Airport.

### ACCOMMODATION

The premises comprise a large double fronted ground floor unit, having the benefit of forecourt parking for approximately 5 vehicles. The property was previously used as a gym but is suitable for many other uses. The property benefits from a rear access and secure shared yard.

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH	39'9"	12.1 m
SALES AREA	1720 sq ft	165 sq m
KITCHEN	50 sq ft	5 sq m
REAR EXTENSION	390 sq ft	36 sq m

### RESTRICTIONS ON USE

The Landlords will not allow the premises to be used as a restaurant or takeaway.

### 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

**£25,000** pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£22,750**

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 97 (Band D). A copy of the certificate is available upon request.

### BUILDING INSURANCE

Building insurance for the year up to May 2024 is **£725**.

### LEGAL COSTS

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

### VAT

We understand that VAT is not 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:

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

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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