

TO LET



RETAIL & OFFICE PREMISES 2341 COVENTRY ROAD, SHELDON, B26 3PN



LOCATION

The premises, formerly occupied by **FactorSafe**, are prominently situated fronting the main A45 Coventry Road close to the junction with Wells Road, adjacent to **Wheelmania**.

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

RESTRICTIONS ON USE

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

ACCOMMODATION

The premises comprise a ground floor unit with large first floor accommodation over, having forecourt parking for approximately 2 vehicles. The property benefits from rear access and secure shared yard.

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR AREA	945 sq ft	88 sq m
FIRST FLOOR AREA	2675 sq ft	248 sq m

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) for the whole unit
OR

£20,000 pa (exclusive of rates) for the ground floor and first floor accommodation directly over the ground floor area.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: **£10,000**

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 84 (Band D). A copy of the certificate is available upon request.

BUILDING INSURANCE

Building insurance for the year up to May 2025 is **£906**.

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:

Ground Floor Video - <https://youtu.be/-BCAzTET8KY>

Internal Video - <https://youtu.be/LnxxOfDAor8>

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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