

TO LET



RETAIL PREMISES 2162A 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.

DESCRIPTION

The premises sit adjacent to **Scrivens Opticians** and **One Stop Convenience Store** with retailers including **Coventry Building Society, Pan Pharmacy, Subway, Iceland, Costa Coffee** and **Card Factory**. Directly opposite is **Dream Beds**, with **Halfords, M&S Food** and **Morrisons** nearby.

*Parking within the centre is free for the first 30 minutes.

ACCOMMODATION

The premises comprises a ground floor lockup unit. The approximate area is as follows:

GROUND FLOOR

AVERAGE INTERNAL WIDTH	26'6"	8.1m
SHOP DEPTH	69'7"	21.2m
GROSS FLOOR AREA	1845 sq ft	172 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.

RENTAL

£35,000 pa + VAT

RATING ASSESSMENT

We are advised that the rating assessment is to be available in due course.

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 6g (Band C). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The service charge is currently **£1,845** per annum (plus VAT) Insurance is currently **£950** per annum plus VAT

LEGAL COSTS

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

VAT

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

VIEWINGS

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

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.