

# TO LET



## GROUND FLOOR RETAIL PREMISES 2162 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 were formerly occupied Scrivens Opticians who have moved to larger premises in the centre. Major occupiers represented in the centre include **One Stop Convenience Store, Cake Box, Coventry Building Society, 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

INTERNAL WIDTH	17'4"	5.3m
SHOP DEPTH	62'0"	18.9m
GROSS FLOOR AREA	1030 sq ft	95 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

**£25,000 pa + VAT**

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

**Rateable Value: £18,000**

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 46 (Band B). A copy of the certificate is available upon request.

### SERVICE CHARGE & INSURANCE

The service charge is currently **£995** per annum plus VAT  
Insurance to the year 25.03.25. is **£817** 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**

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