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TO LET

LARGE GROUND FLOOR RETAIL PREMISES
2154a - 2156 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 by Pan Pharmacy. Major occupiers represented in the centre include **One Stop Convenience Store, Cake Box, Coventry Building Society, Subway, Iceland, Costa Coffee, Scrivens, Chai Green** and **Card Factory**.

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

ACCOMMODATION
The premises comprises a large double fronted ground floor retail property.

The approximate areas and dimensions are:

GROUND FLOOR		
INTERNAL WIDTH	35'9"	10.9m
TOTAL DEPTH	60'3"	18.4m
GROSS FLOOR AREA	**2155 sq ft**	**200 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
£50,000 pa + VAT

RATING ASSESSMENT
We are advised that the rating assessment is as follows:
Rateable Value: £40,000
Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE
The property has a rating of 26 (Band B). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE
The service charge is currently **£2,075** per annum plus VAT. The Building Insurance is currently **£1,827** 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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