

SHOP TO LET - A2 CONSENT *SUBJECT TO VACANT POSSESSION*

2 CROSS CHEAPING, COVENTRY, CV1 1HG



LOCATION

The premises are located in an extremely prominent trading position in Coventry City Centre on the corner of Cross Cheaping and Ironmonger Row sitting directly underneath the Study Inns student accommodation block, which has over 100 rooms.

The premises are located adjacent to **Greggs** with other nearby occupiers including; **McDonalds**, **KFC**, **JD Wetherspoon** and **Primark**.

ACCOMODATION

The property is comprised of the following approximate floor areas and dimensions:

Ground Floor Sales:	88.44m²	952 sq ft
First Floor Ancillary:	66.61m²	717 sq ft

TENURE

The premises are available by way of a new lease for a term of years to be agreed at a commencing rental of £45,000 pax, subject to five yearly rent reviews.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (70).

A copy of the Energy Performance Certificate can be made available upon request.

PLANNING

In addition to A2 planning consent, the premises are considered suitable for a variety of uses and the landlord has applied for a change of use to A5. Decision pending.

VAT

The property has not been elected for VAT.

RATEABLE VALUE

We have made enquiries via the Valuation Office website which confirms the Rateable Value for the premises as follows:-

Rateable Value	£34,500 (2017 Assessment)
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We suggest that all interested parties should verify the above with the Local Rating Authority as transitional relief may be applied to the Rates Payable.

SERVICES

Mains electricity, water and drainage are connected to the property.

N.B None of the services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

LEGAL COSTS

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

VIEWINGS

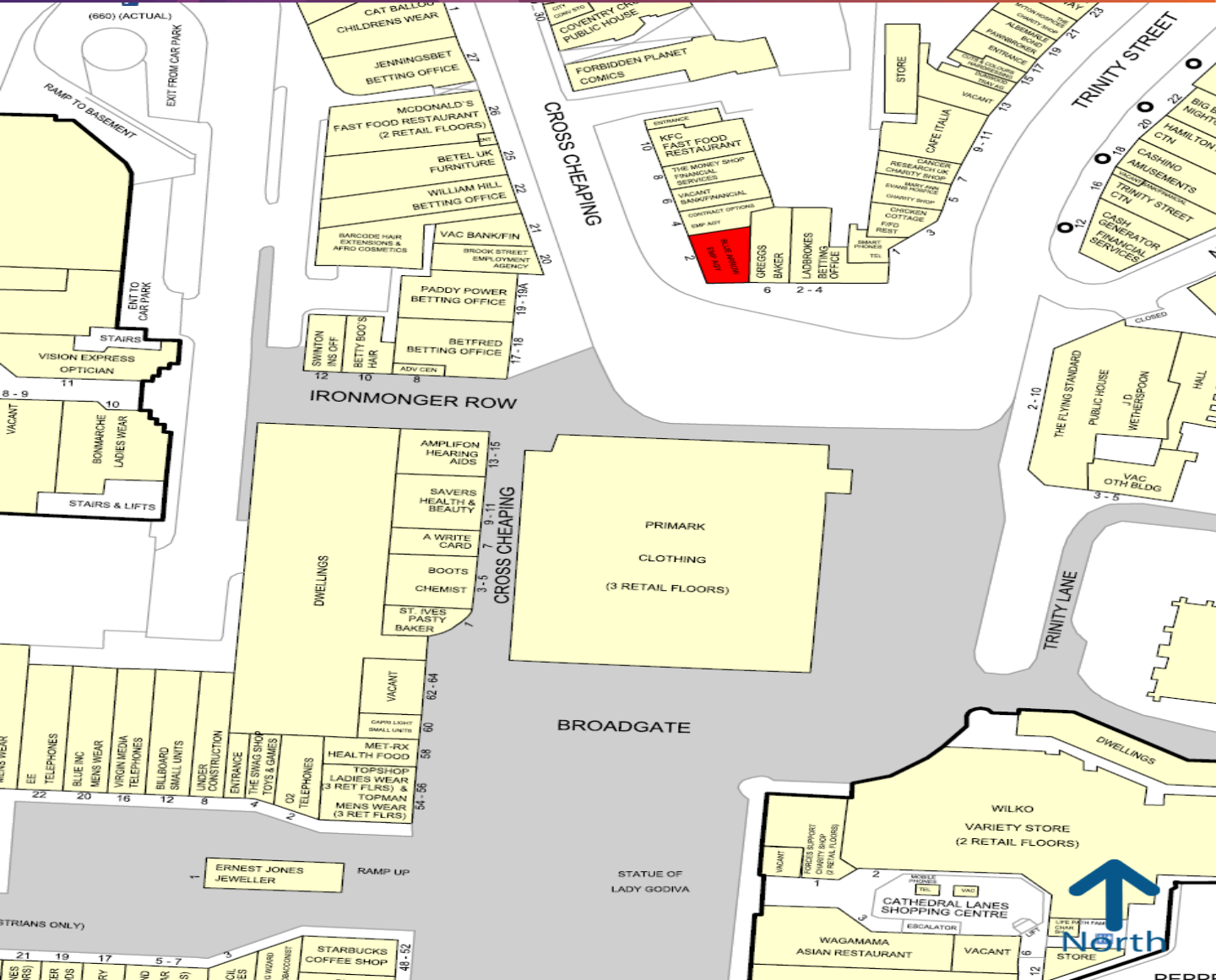
Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT

Details correct at the time of print June 2018

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