

SHOP TO LET - USE CLASS E
SUBJECT TO VACANT POSSESSION

4 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 **Wok To Walk** with other nearby occupiers including; **McDonalds, KFC, Greggs, JD Wetherspoon** and **Primark**.

ACCOMODATION

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

Internal Width (max):	5.25m	17'3"
Shop Depth (max):	9.65m	31'7"
Ground Floor:	44.31m²	477 sq ft
First Floor:	38.79m²	418 sq ft
Second Floor:	44.61m²	480 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 £25,000 pax, subject to five yearly rent reviews.

EPC

Energy Performance Asset Rating of the premises currently falls within category D (76).

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

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

VAT

VAT is applicable.

RATEABLE VALUE

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

RATEABLE VALUE **£20,500**
(2017 Assessment)

The government has extended a business rates holiday to all commercial premises with a Rateable Value under £51,000 for the 2020/21 tax year. Please contact the Local Authority for further information.

We suggest that all interested parties should verify the above.

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


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

**4 CROSS CHEAPING, COVENTRY,
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