

TO LET

2146A Coventry Road,
Sheldon, B26 3JB



LOCATION

The premises are located within the popular Sheldon Shopping Centre which fronts the main A45 Coventry Road.

Adjacent to **Costa** and **Bet Fred**. Nearby occupiers include **Pan Pharmacy, Iceland, Card Factory, Subway, Cake Box, Halfords, and Dream Beds** etc. Parking within the centre is free for the first 30 minutes.

ACCOMODATION

The premises previously traded as Pisces Fish Bar. Approximate internal dimensions and areas are detailed below:

Internal Width:	16'3"	5.0 m
Shop Depth:	49'6"	15.1 m
Gross Ground Floor Area:	800 sq. ft	74 sq. m

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

£25,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annual service charge of **£717** plus VAT.

BUILDING INSURANCE

Building insurance is **£711.00** per annum plus VAT.

RATEABLE VALUE

Rateable Value - **£16,750**

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Joint Retained Agents.

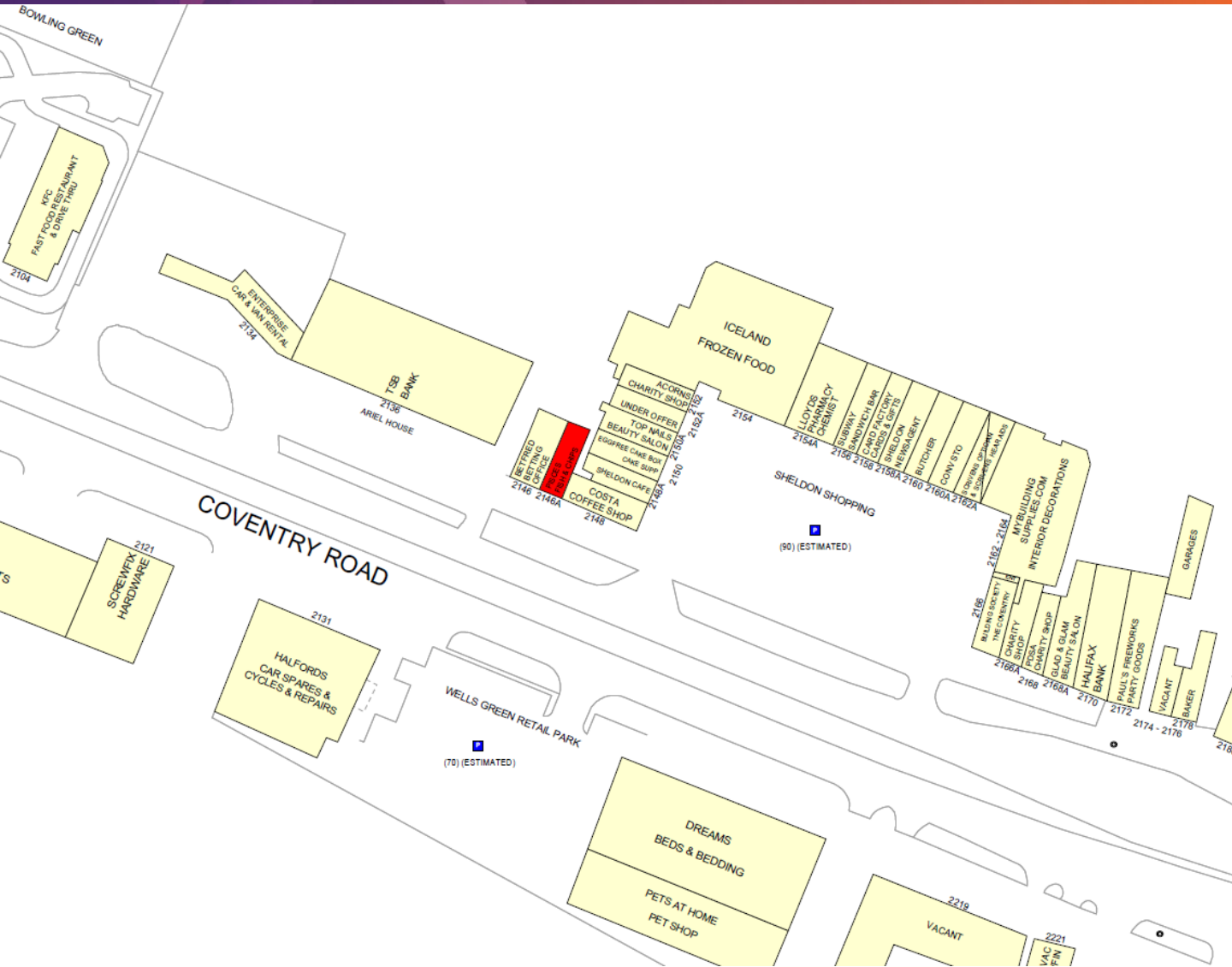
SUBJECT TO CONTRACT



CREATIVE RETAIL
PROPERTY CONSULTANTS

TO LET

2146A Coventry Road,
Sheldon, B26 3JB



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

For more information, please contact:

Scott Robertson
Tel: 07831 856733

Email: scott@creative-retail.co.uk

Andrew Thompson – AMT Commercial
Tel: 01527 821 111

Email: andrew@amtcommercial.co.uk