

SHOP TO LET

10b Smithford Way
Coventry
CV1 1QX



LOCATION

Coventry is a popular West Midlands city with a population of approximately 370,000 and enjoys excellent communications, being 4 miles south of the M6, 12 miles north of the M40 and 12 miles east of Birmingham Airport. Coventry is home to Coventry University, situated within 200 yards of the property and University of Warwick with over 62,000 students combined.

The subject property is located on the east side of the busy pedestrianised Smithford Way, forming part of the main retailing core of the city centre. Nearby occupiers include **Marks & Spencer, Iceland, HMV, Greggs, Santander** and **WH Smith**.

DESCRIPTION

The property is a retail unit arranged over ground and first floor suitable for a variety of uses.

ACCOMODATION

The shop comprises of the following approximate floor areas:

Ground Floor:	53.79 sq. m	579 sq. ft
First Floor:	46.17 sq. m	497 sq. ft

TENURE

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

£27,500 + VAT per annum.

INSURANCE

Current annual insurance is **£131** per annum.

RATEABLE VALUE

Current Rateable Value - £11,500

Qualifying businesses can receive up to 100% business rate relief. This information is for guidance purposes only.

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 sole agent Creative Retail.

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION

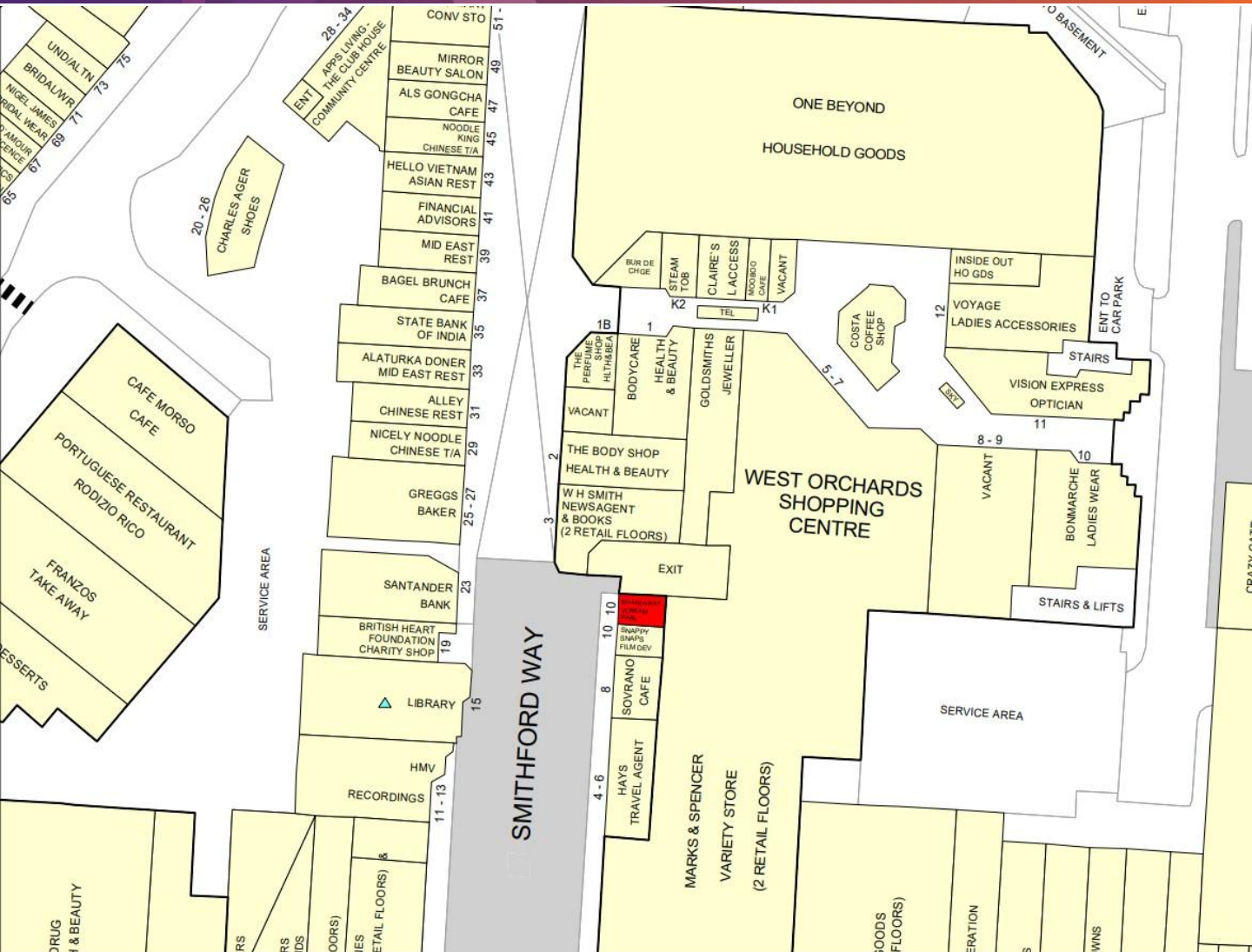

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

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