



111 Spon End, Coventry, CV1 3HF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£10,500 Per Annum

- Grade II listed period building
- Established roadside trading position
- EPC C
- Ground floor retail with first floor ancillary accommodation
- Approximately 758 sq ft NIA

A characterful Grade II listed retail unit to let in Coventry, offering prominent frontage and flexible accommodation over two floors.

Description

111 Spon End comprises a ground floor retail unit within a two storey Grade II listed mid terraced building of timber frame construction with rendered elevations beneath a pitched tiled roof.

The ground floor is currently fitted out as a beauty salon, providing an open front retail area with a treatment room, kitchenette and WC to the rear. A painted shopfront with display glazing opens directly onto the pavement. A timber staircase rises to the first floor, arranged as two rooms and a bathroom, suited to storage and ancillary use. There is a small courtyard to the rear and gas fired central heating throughout.

The property retains considerable period character, including exposed beams and timber windows, and would suit a range of retail, service or small professional occupiers, subject to the necessary planning and landlord consents.

Location

111 Spon End occupies a prominent position on Spon End, one of the principal routes into Coventry from the west and immediately outside the city centre ring road.

The surrounding parade is characterised by independent retailers, cafés and service businesses, drawing on a dense established residential population alongside the student market associated with Coventry University.

The property is well placed for junctions 7 and 8 of the ring road, giving quick access to Holyhead Road, the A45, the A46 and the wider motorway network. Coventry railway station, the city centre and the historic buildings of Spon Street are all within walking distance.

Accommodation

Ground Floor: 413 sq ft, 38.4 sq m

First Floor: 345 sq ft, 32.0 sq m

Total: 758 sq ft, 70.4 sq m

Business Rates

The rateable value is £6,800 effective 1st April 2026.

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

Legal Costs

Each party to be responsible for their own legal costs incurred in any transactions.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate

EPC

C-70

Viewing

Strictly by prior appointment through the agents.

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.



Plan

For further information please email commercial@sheldonbosleyknight.co.uk