

BROGANS HAIR STUDIO

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Westhill Road, Coventry, CV6 2AD

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PART OF | SHELDON BOSLEY KNIGHT

£12,000 Per
Annnum

- Prominent corner position
- Open-plan interior layout
- Frontage providing high visibility
- On-street parking available nearby

Ground floor corner retail unit, most recently trading as Brogan's Hair Studio.

Description

The property comprises a prominent ground floor corner retail unit, most recently trading as Brogan's Hair Studio. The unit benefits from an extensive full-height glazed frontage to two elevations, providing excellent natural light and strong visibility to both vehicular and pedestrian traffic. Internally, the accommodation is predominantly open plan, offering flexibility for a variety of Class E uses. The premises are ideally suited for continued use as a hair or beauty salon, or alternatively adaptable for retail, office, medical, or studio purposes (subject to any necessary consents).

Location

The property is prominently positioned on a visible corner within a mixed-use parade in a well-established residential area. The surrounding locality comprises a mix of independent retailers, cafés, and service-based occupiers, ensuring consistent local footfall and trade. The premises benefit from convenient access to main arterial routes and public transport links, providing easy connectivity to the wider area. The location serves a strong local customer base and offers excellent potential for occupiers seeking a highly visible and accessible trading position.

Rates

The property is included in the Rating List with a Rateable Value of £5,300. The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Lease comments

A term of six years is suggested with rent reviews after three years, but the Landlord is open to negotiation on this matter.

Services

Mains water, drainage and electricity are connected to the property, No tests have been applied

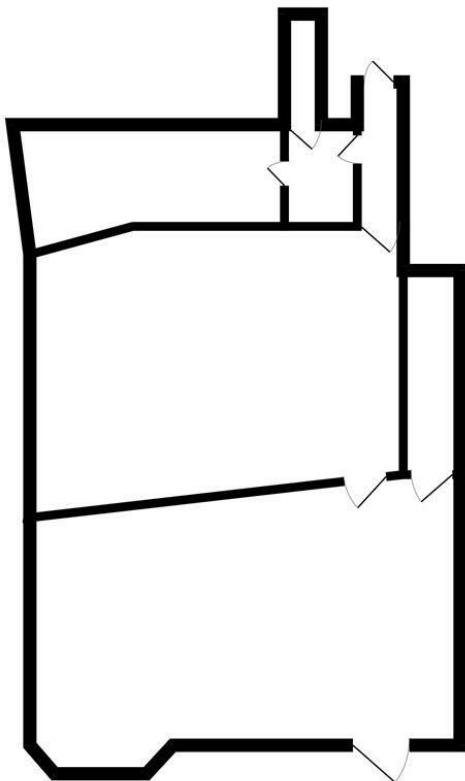
Important Notes

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

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only.
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