



REG NO: 15954072  
VAT: 475526760

44 Hexworthy Avenue,  
CV3 6LT

# URBAN LOOKS

One Stop For Premium Quality

[www.urbanlooks.co.uk](http://www.urbanlooks.co.uk)  
[support@urbanlooks.co.uk](mailto:support@urbanlooks.co.uk)

Women's Clothing | Gifts

Accessories

Toys Galore | Kid's Fashion

MADE-TO-MEASURE CURTAINS & BLINDS • FITTING SERVICE

Hexworthy Avenue, Coventry, CV3 6LT

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT



£12,000 Per  
Annum

- Shop Ready to Occupy
- Extending to Approximately 73.32sq.ft
- EPC: TBA
- £12,000pa
- Air conditions
- Rateable Value £10,750

#### Location

The property is located within the Styvechale Grange residential estate, accessed via Leamington Road and Baginton Road on the south side of Coventry, close to the A45 and less than 2 miles from the railway station and city centre

#### Description

Popular parade with 7 retail units and self contained flats above. This air conditioned lock up shop has been completely fitted out and is ready for immediate occupation, There is some parking at the front of the shops available for tenants and customers, but not reserved exclusively and there is unrestricted on street parking.

There is an aluminium shopfront, retail showroom with shopfit, carpet tiles, suspended ceiling, LED lighting and spotlights, changing room, stockroom and staff rest room with sink unit and fitted cabinets, rear fire exit and toilet with WC, wash basin and water meter.

There is a small rear courtyard

#### Rateable Value

The property is included in the Rating List with a Rateable Value of £10,750. The prospective occupiers are recommended to make their own enquiries with the local authority for verification

#### Energy Performance Certificate

TBA

#### Services

The property is available on a new lease for 6 years, or longer with rent reviews every 3 years. The tenant is responsible for internal repairs and decorations and for the shopfront and reimbursing a fair proportion of the insurance premium for the building. The tenant will contribute a fair proportion of the costs properly incurred, or to be incurred by the Landlord in keeping the building and common parts in good and tenantable repair and condition

#### Legal Costs

The tenant will contribute £750 + VAT towards the landlords' legal costs and the tenants' solicitor will provide a written undertaking for all of the landlords costs, if the tenant withdraws from the transaction

#### VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. VAT will not be charged on the rent in this instance

#### Viewing

To arrange a viewing please contact the commercial Team on [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk) or 024 7622 8111 (Option 2)

#### 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