



57 Binley Road, Coventry, CV3 1HU

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

£7,700 Per Annum

- New Lease Available
- Area (GIA): 290 ft² (88.4 m²)
- Rateable Value: £6,300
- Rent: £7,700 p.a. excl.
- EPC: D
- Use: Class E

57 Binley Road offers a prime retail opportunity in Coventry's vibrant Stoke area. A bright, open space with excellent visibility, high foot traffic, and endless potential for your business to thrive.

Description

57 Binley Road is a well positioned shop with an open layout perfect for small business owners seeking to establish themselves in a vibrant commercial environment. This space offers great potential for a variety of retail concepts. Situated at the front of a well known arcade of shops and cafes, this property enjoys excellent kerb appeal and high foot traffic along the bustling Binley Road.

Whilst the interior is functional and in reasonable condition, it provides a blank canvas for you to put your personal touch on and create an inviting atmosphere for customers. The shop includes a separate toilet, adding convenience for staff and clientele alike. Its prominent location ensures visibility, making it an ideal spot for attracting local shoppers.

Location

The unit is located in the popular Empress Arcade which forms part of the established Empress Buildings Parade of shops adjacent to the busy Binley Road (A428) in the Stoke area of Coventry. Whilst there is on street parking to the front there is also a car park for customers at the rear. Bus stops are to hand. The property is conveniently situated for the A444 (around 0.5 miles), Coventry Eastern By-Pass (A46 around 0.5 miles) etc. and is located within the Binley Road Local Centre.

Accommodation

Area (GIA): 290 ft² (88.4 m²)

Tenure

A lease is available for six years or longer at a rent of £7,700 per annum with rent reviews every three years. It will be on full repairing lease.

Services

The unit is connected to mains services including electricity, water, and drainage. Prospective purchasers should make their own enquiries regarding the availability of gas, broadband, and three-phase power to ensure suitability for their operational needs.

Planning

Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

Viewing

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

Energy Performance Certificate

The property has an EPC rating of D(88).

Business Rates

The rateable value is £6,300. The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

VAT

VAT is not charged on the property.

Legal Costs

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



Plan