

WOOD BURNING STOVES

GAS & OIL BOILERS

BREAKDOWNS & SERVICING

BATHROOMS

SOLID FUEL BOILERS

SOLAR SYSTEMS

UNDERFLOOR HEATING

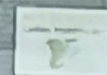
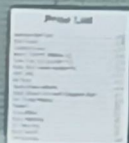
GENERAL PLUMBING



EZZY CUTS

208

208



Winsford Avenue, Coventry, CV5 9NB

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

£12,000 Per Annum

Location

The property is located in a prominent position within a small established retail parade on the west side of Coventry on a large residential estate with schools and other amenities.

Description

The ground floor lock up retail unit is available for retail or office use. The property has a deep forecourt that may be suitable for occasional parking. On street parking is permitted. The interior is finished to a good standard. There is an aluminium shopfront, two air conditioning units, suspended ceilings with LED lighting and wood laminate floor. Modern fitted kitchen and toilet. There is a Vaillant combi boiler in the rear lobby that is not used at present.

Services

Mains gas, electricity, water and drainage services are connected or available. No tests have been applied.

Terms

A new lease is available for 6 years, or longer with rent reviews every 3 years. The tenant will be responsible for internal repairs and decorations, the shopfront and external windows in the main building, a contribution of 50% towards repairs to the main walls and roof. The tenant will also contribute 50% towards the building insurance premium.

Rateable Value

The current Rateable Value is £7,900 (2026).

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

Energy Performance Certificate

Rated: D - 45

Legal Costs

The tenant is to be responsible for the landlords' legal costs incurred in connection with the letting.

Viewing

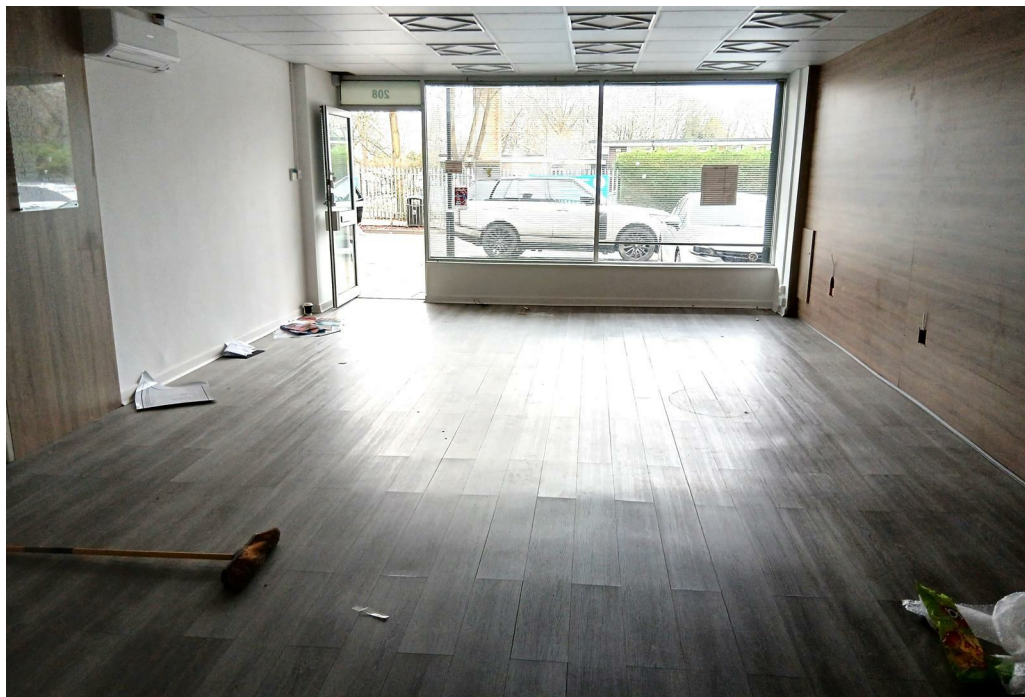
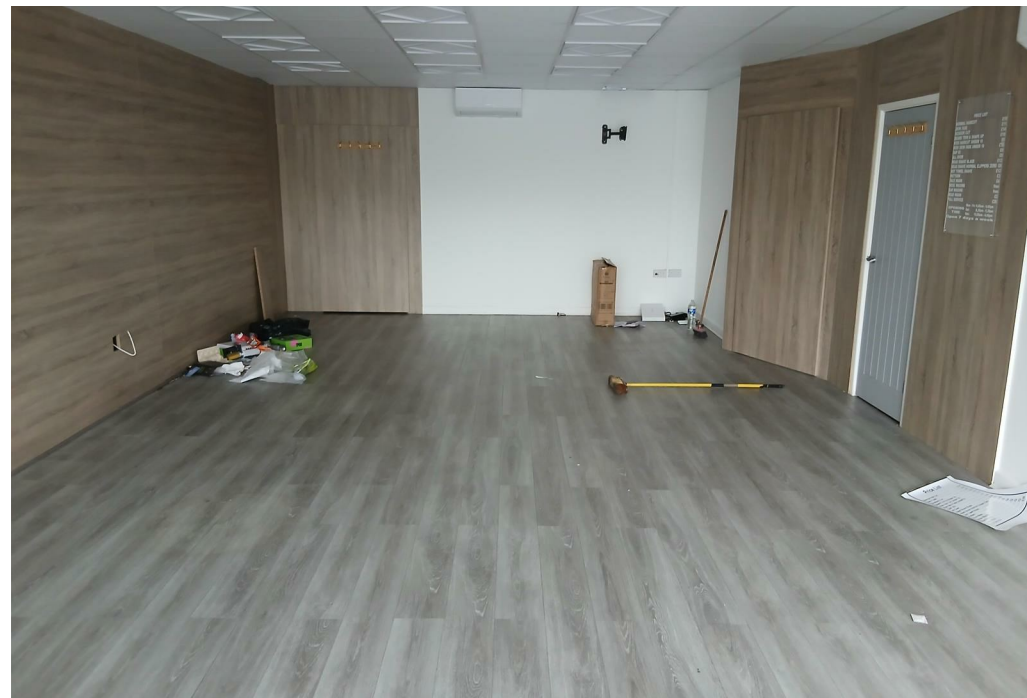
To arrange a viewing please contact the commercial Team on commercial@loveitts.co.uk or 024 7622 8111 (Option 2)

Legal Costs

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



Map

