

Acti-Vape UK



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Walsgrave Road, Coventry, CV2 4AX

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

£15,000 Per Annum

- Ground And First Floor Commercial Unit
- Prominent position on Walsgrave Road
- Approx 747ft²
- Strong Pedestrian and Vehicle Traffic

Location

Situated within the popular Ball Hill area of Coventry, an established and busy commercial district approximately one mile east of the city centre. Walsgrave Road is a well-known retail and service location, benefiting from strong pedestrian and vehicular traffic and serving a densely populated residential catchment. The area is home to a wide mix of independent retailers, cafés, takeaways and service-based businesses, creating consistent day-to-day footfall. The property is conveniently positioned for access to Coventry University, the city centre and University Hospital Coventry and Warwickshire. Excellent public transport links run along Walsgrave Road, while the nearby ring road provides access to the A45, A46 and wider motorway network.

Description

The property comprises a ground and first floor commercial premises with a prominent frontage onto Walsgrave Road, offering excellent visibility within this busy local trading position. Internally, the accommodation is arranged to provide a main open plan retail or trading area to the front, benefiting from good natural light via the glazed shopfront. To the rear, there is additional ancillary space suitable for storage, office use or staff facilities. Upstairs you will find additional ancillary space as well as toilet facilities. The unit provides flexible accommodation suitable for a range of retail, service or professional uses (subject to the necessary consents) and would suit an owner-occupier or investor seeking premises within one of Coventry's most established local commercial areas.

Accommodation

Approximately:

Ground Floor: 39.9m² (430ft²)

First Floor: 29.5m² (318ft²)

Total: 69.4m² (747ft²)

Terms

We are looking for a minimum of three years on a full FRI lease.

Services

We understand that this property is connected to: Electric, Water, Drainage.

EPC

EPC: B 29

Business Rates

We understand that the rateable value is: £10,250

VAT

This property is elected for VAT to be payable.

Viewing

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

Legal costs

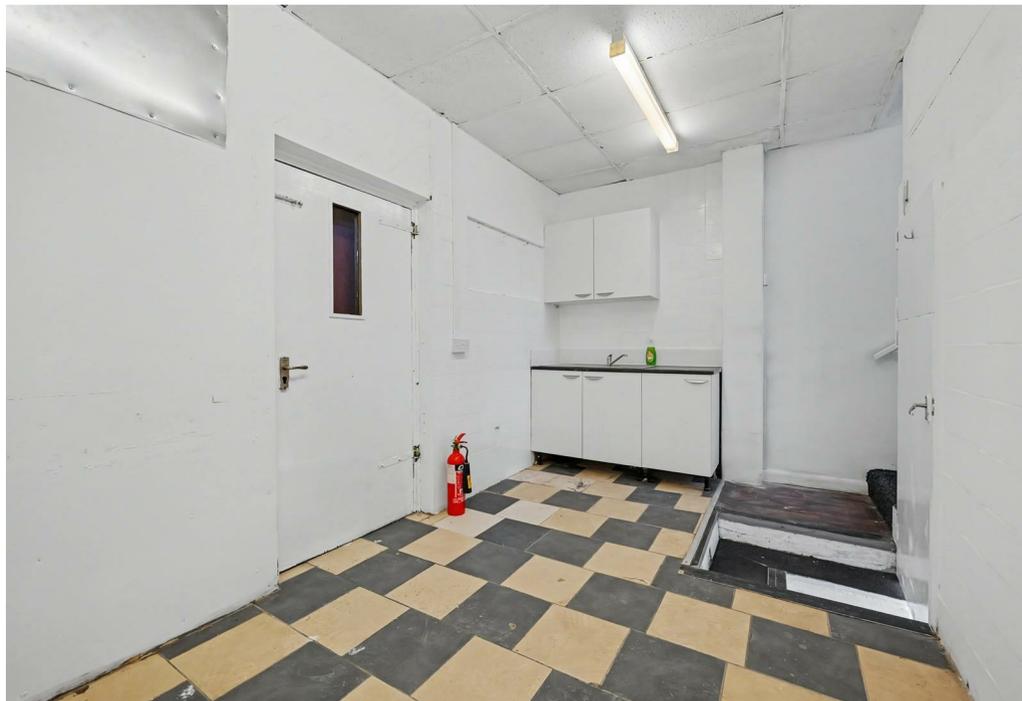
Each party will be responsible for their own legal costs.

Important information

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.

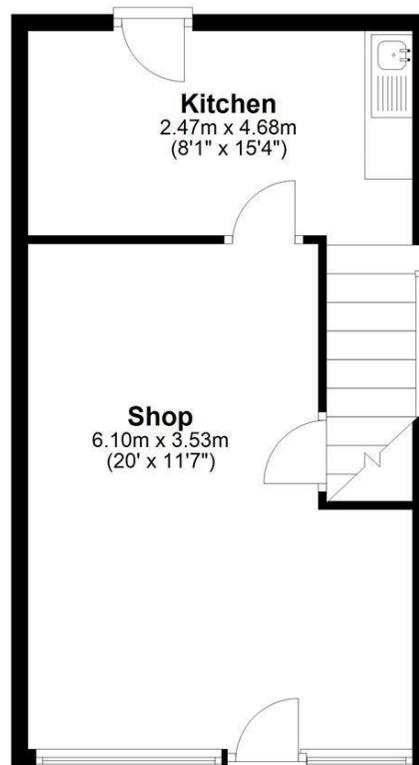
VAT: The VAT position relating to the property may change without notice.



Plan

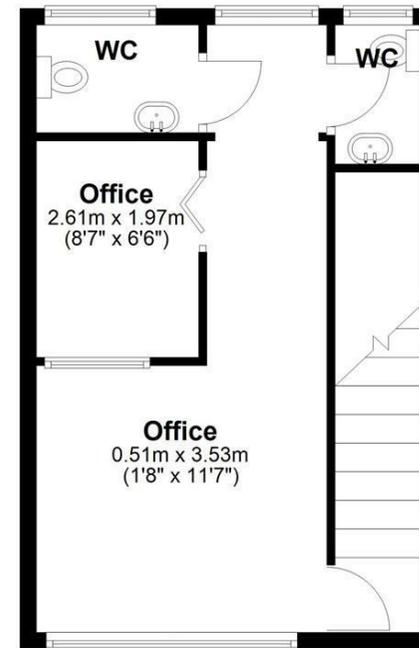
Ground Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



Total area: approx. 69.5 sq. metres (747.7 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.