Marlborough Road, Coventry, CV2 4EP

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PART OF | SHELDON BOSLEY KNIGHT

£10,000 Per Annum

- Retail Unit To Let
- Mixed residential and commercial surroundings
- Approx 375ft^2
- Good access to major road networks

Location
The property is located on Marlborough Road in Coventry, east of Coventry City Centre. The surrounding area is predominantly residential, with a number of local shops and commercial premises nearby. The property benefits from good access to Coventry city centre, as well as the A444 and wider motorway network. Regular public transport services are available within the surrounding area. Marlborough Road sits just off Walsgrave Road, a popular shopping parade with plenty of footfall and traffic.

Description
Comprising a commercial retail property situated in a prominent and established position within Coventry. The property benefits from a highly visible frontage onto Marlborough Road and is surrounded by a mixture of residential and commercial properties. The premises are considered suitable for a variety of commercial uses, subject to the necessary planning permissions and consents. With the ground floor consisting of a singular room - the main shopfront, upstairs has an addition room along with bathroom.

Accommodation
Approx 375ft^2

Services
The property is connected to: Electricity, water, drainage.

Business Rates
Rateable Value: £2850

EPC
C - 69

VAT
This property is elected for VAT

Legal Costs
Legal costs are to be paid for by the incoming tenant.

Viewing
To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Information
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in property and accordingly we will require forms of identification in due course.

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 approximates 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

REWORK

Plan