



Hertford Street, Coventry, CV1 1LB

£55,000 Per Annum

- Prominent location
- Ample shop frontage
- Excellent visibility
- Ready for immediate occupation

Property Description

A high-profile retail opportunity situated in Coventry city centre. The unit occupies a prominent corner position with a substantial return frontage and sits directly next-door to CEX. The surrounding area is a proven retail circuit with strong footfall on a daily basis.

The premises are offered in walk-in condition having previously traded as a Pep & Co clothing outlet. The sales area benefits from excellent natural light, air-conditioning, high ceilings and an attractive modern shopfront. A goods lift serves extensive dry basement and first/second-floor ancillary space, providing exceptional storage or potential staff/break-out facilities.

Rates

Rateable Value: £45,000. The prospective occupiers are recommended to make their own enquiries with the local authority for verification

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

EPC

Current Rating: D 88

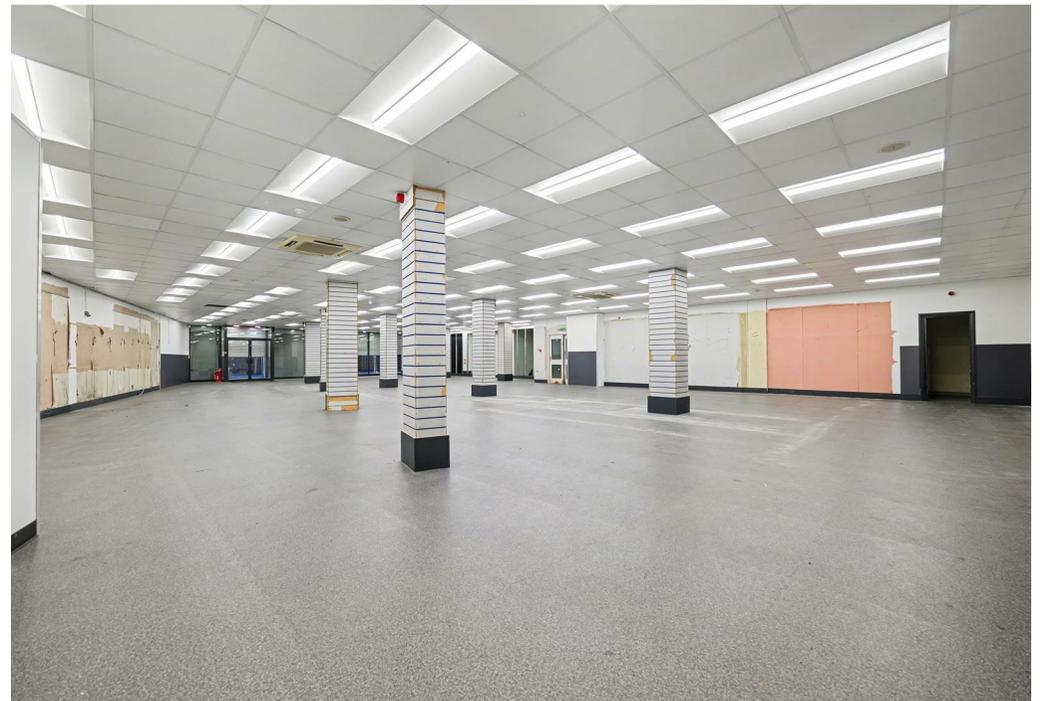
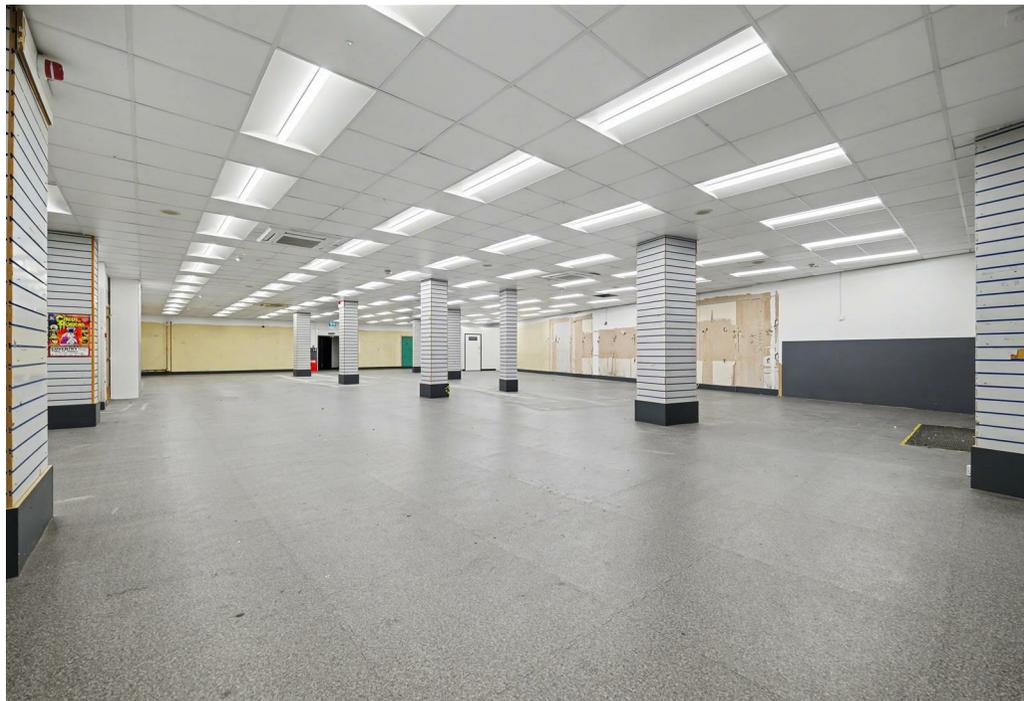
Legal Costs

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

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