

WOOD BURNING STOVES

GAS & OIL BOILERS

BREAKDOWNS & SERVICING

BATHROOMS

SOLID FUEL BOILERS

SOLAR SYSTEMS

UNDERFLOOR HEATING

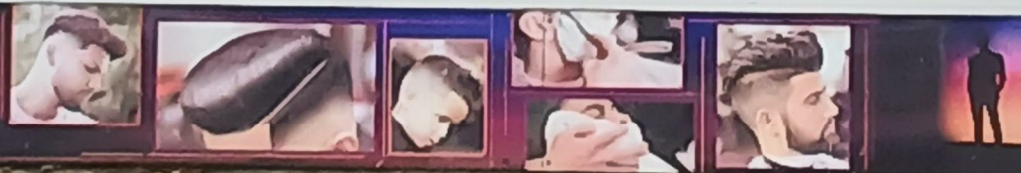
GENERAL PLUMBING



# 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.

#### **Rateable Value**

The current Rateable Value is £6,800 (2023). The Rateable Value is £7,900 in the draft list from April 2026. Prospective tenants are advised to make their own enquiries of the Local Authority for clarification.

#### **Energy Performance Certificate**

#### **Services**

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

#### **Legal Costs**

Each party will be responsible for their own legal costs.

#### **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

#### **Viewing**

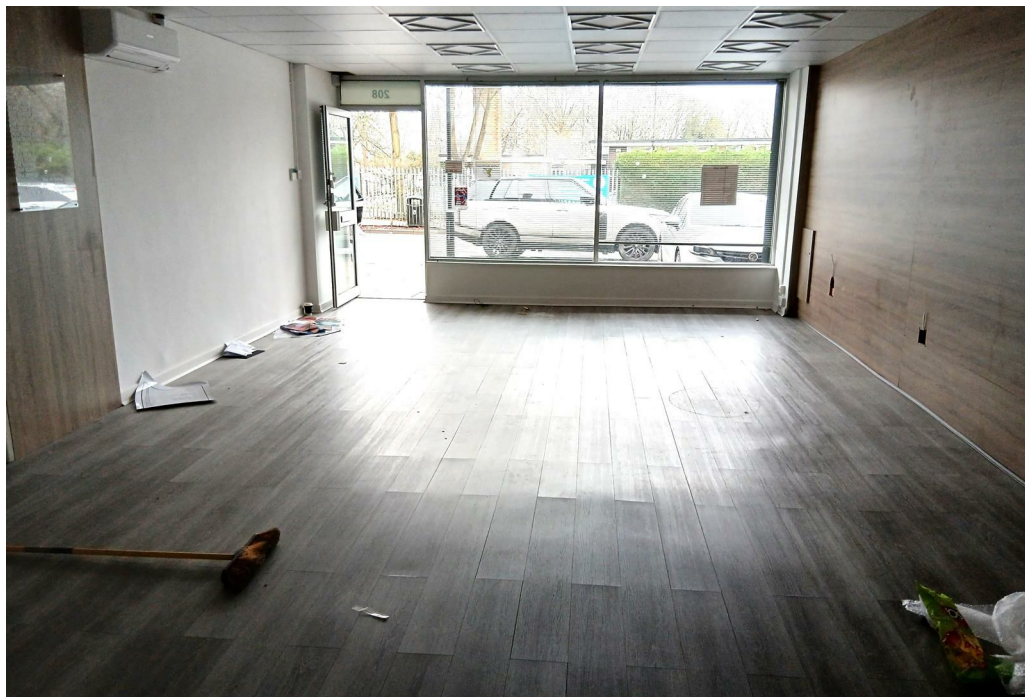
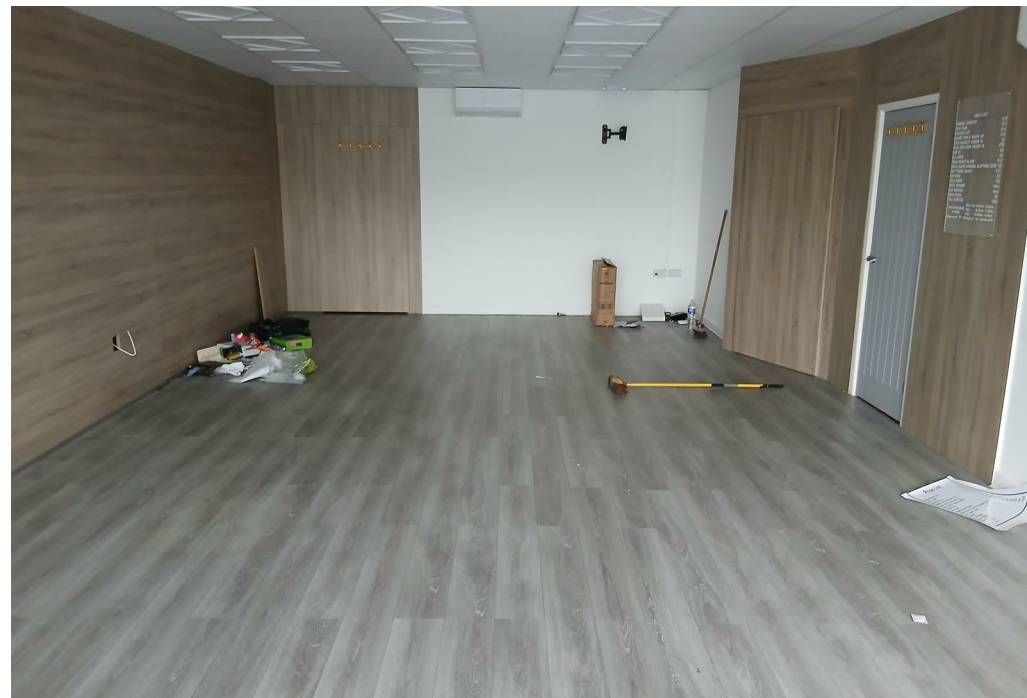
To arrange a viewing please contact the commercial Team on [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk) or 024 7622 8111 (Option 2)

#### **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