



Moseley Avenue, Coventry, CV6 1HQ

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

£20,000 Per
Annnum

- Rent - £20,000 pa
- Busy Shopping Parade
- 1568 sq.ft.
- Class E Use

Location

The subject property occupies a busy main road position in a thickly populated residential area and forms part of a busy neighbourhood shopping district serving the local community (and others) with parking possible on a first come first served basis on the neighbouring streets. With further shops attached, is directly facing. Coventry City Centre is approximately one mile distant.

Description

100 Moseley Avenue is a terraced, two storey retail unit. The internal accommodation currently comprises an open plan retail area with private office/treatment room, rear retail (previously a dispensary), staff w.c. and storage area,. The first floor (which is accessed via an internal stair case) comprises a staff room, w.c. and two offices/stock rooms which could alternatively be used as additional retail space. The property would suit a range of Class E users and is available by way of a new lease for a suggested term of 6 years.

Accommodation

Ground Floor: 1,000.00 sqft

First Floor: 568.00 sqft

Total: 1,568.00 sqft

Services

We believe this property to be connected to mains electricity, water and drainage.

Energy Performance Certificate

EPC Rating: 126 F

Business Rates

Legal Costs

Each party pays their own legal costs.

Insurance

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The current annual cost is to be confirmed. The tenant will be responsible for insuring their own stock, content and liabilities.

Deposit

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

Tenure

A new Internal Repairing & Insuring Lease to be granted under terms to be negotiated.

VAT

It is understood that the property is not elected for VAT and therefore will not be charged as additional.

Viewing

Viewing by appointment on via the sole agent, Sheldon Bosley Knight. Please contact commercial@sheldonbosleyknight.co.uk or 01789 267575

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.



Plan