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**WALL
STREET**

ERS

Walsgrave Road, Coventry, CV2 4BE

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

£16,000 Per Annum

- Prominent ground floor retail unit
- Excellent visibility with glazed shop frontage
- Approximately 770ft²
- Strong passing traffic and regular bus routes nearby

Location

The property occupies a prominent position on Walsgrave Road (A4600), one of the main arterial routes running east from Coventry city centre towards the M6 and M69 motorways, making it a well-traded retail parade with strong visibility. The immediate area benefits from good transport links including regular bus services along the A4600 corridor, and easy access to Coventry's wider road network, with Coventry Railway Station under 2 miles to the west providing frequent rail connections across the Midlands and beyond.

Description

The property comprises a mid-terraced ground floor retail unit approximately 770ft², currently configured for retail use with an open-plan sales area to the front and ancillary space to the rear. The premises benefits from a wide glazed frontage onto Walsgrave Road, offering excellent visibility and natural light for a variety of uses (subject to planning). Internally, the accommodation includes generous retail space suitable for high-street occupiers such as convenience stores, specialist retail, personal services or similar uses, supported by rear access and service areas.

Services

We are advised the property is connected to electric, water and drainage mains services.

Lease Comments

We advise our client would prefer a minimum of a three year lease.

Business Rates

We understand the current rateable value are: £13,750 until April 1st 2026.
from April 1st 2026 this changes to: £12,000

VAT

This property is not elected for VAT

EPC

EPC - TBC

Legal Costs

Both parties are responsible for their own legal costs in respect of any transaction.

Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 02476 228111 commercial@loveitts.co.uk

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

