



CASH REGISTERS **CRS** CASH REGISTERS  
SCALES  
SALES & SERVICE  
024 7667 0715

DUTY  
ETICS  
LOSS  
Academy

LOS

176 Albany Road, Coventry, CV5 6NG

**Loveitts**  
PART OF | SHELDON BOSLEY KNIGHT

£13,000 Per  
Annum

- Ground Floor Retail Unit
- Strong Footfall And Traffic
- Approx: 58.91m<sup>2</sup> (634.11ft<sup>2</sup>)
- Great Transport Links

### Location

Located within the popular residential suburb of Earlsdon, to the south-west of Coventry city centre. Albany Road is a well-established local shopping and residential area, benefiting from a strong surrounding catchment population and regular passing traffic. The property is situated close to the vibrant Earlsdon High Street, which offers a wide range of independent retailers, cafés, restaurants and local amenities. The location is also conveniently positioned for access to University of Warwick, Coventry University and Coventry city centre. Excellent transport links are available via nearby access to the A45, A46 and M6 Motorway.

### Description

The property comprises a ground floor retail unit occupying a prominent position on Albany Road, suitable for a variety of retail, office or service-based uses (subject to the necessary consents). Internally, the accommodation provides a main retail or trading area to the front, benefiting from good natural light via the glazed shop frontage. To the rear, there is ancillary accommodation suitable for storage, office use or staff facilities with kitchen and W/C. The property has been recently refurbished and offers flexible and practical commercial accommodation within a well-established suburban trading location in Coventry.

### Accommodation

Approx: 58.91m<sup>2</sup> (634.11ft<sup>2</sup>)

### Services

The property is connected to mains: water, drainage, and electricity

### VAT

This property is not elected for VAT

### Business Rates

The current rateable value is: £11,750 (subject to change)

### EPC

EPC: C - 72

### Viewing

To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)

### Important Information

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