

TO LET

PERIOD CITY CENTRE RETAIL UNIT OVER TWO FLOORS

159a-160 Spon Street, COVENTRY CV1 3BB



819 SQ FT (76.10 SQ M) NIA

- Positioned inside Coventry Ring Road within walking distance of main retail areas
- Close to a range of occupiers including SkyDome complex and independent retailers
- Attractive Tudor frontage
- Available November 2020

Location

The property is located in Coventry City Centre just inside the Holyhead Road junction of the Ring Road. Access is made easy via the Ring Road to the rest of the City and the surrounding regional and national road networks. In addition, the property benefits from being within 10 minutes' walk of Coventry Rail Station and the City's main bus station at Pool Meadow.

Specifically the property is located on the north side of Spon Street close to the junction with Watch Close.

Immediately opposite is the SkyDome development which includes occupiers such as Pure Gym and Genting Casino. Within the vicinity there are also a number of independent outlets as well as some office accommodation.

Description

The property comprises a Tudor style period building over two floors, under a pitched tiled roof.

Internally, the property provides a ground floor with two main rooms, separated approximately down the middle, with a partitioned/period entrance porch set within the main footprint. Also at ground level is a single WC which is off a shared corridor. The first floor provides accommodation in two parts; the first being a mezzanine space of approximately half the size of the left hand section. The second part is on the right providing a more traditional first floor, whilst both sections provide good ceiling height.

We understand the property is served by mains electricity, water and drainage.

The property, which is thought to be over 500 years old, benefits from a number of original features including exposed beams, vaulted ceilings and attractive frontage. The property is carpeted throughout, benefits from a variety of spot lighting and has painted plaster walls inset within timber frames. Additionally there is a fire alarm, small external yard/storage area immediately to the rear and a further access via the shared courtyard.

Accommodation

	sq m	sq ft
Ground Floor Retail:	38.91	419
Ground Floor Mezzanine:	13.37	144
First Floor Retail/Store:	23.82	256
TOTAL:	76.10	819

The ITZA equates to 45.01 sq m (484 sq ft).

Rent

£13,350 per annum exclusive to be paid quarterly in advance.

Tenure/Lease

The premises are available to let on a new effective Full Repairing and Insuring Lease for a term of years to be agreed.

Energy Rating

TBA. EPC available upon request.

Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has the following Rateable Value:

Shop and premises £6,300

Single premises occupiers should benefit from Small Business Rates Relief.

VAT

The rent is quoted exclusive of VAT which we understand is not payable.

Legal Fees

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new Lease. Abortive costs may be applicable.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
CHRIS HOBDAY

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