

Prime Location Lease for Sale



26 Hertford Street Coventry CV1 1LF

Location

A prominent retail unit, located in Hertford Rd, close to the Pedestrianised section of this thoroughfare.

Nearby traders include Poundland, Shoe Zone, Superdrug & numerous other traders.

Accommodation

The property is well appointed throughout in good condition, with suspended ceilings & air conditioning.

The property has the following approx. dimensions & net floor areas.

Ground Floor:	1,180sqft	109sqm
Basement:	850sqft	79sqm

Lease

The premises are held on a proportional FR&I lease inside the Act, for a term of 10 years from September 2013.

New lease, or revisionary lease is available

Rent

£42,500pax

Premium

Nil

Use

Planning consent granted for A1 or A2 use

Rates

Rateable Value	£41,000
Rates Payable (2017/18)	£20,460pa

Legal Costs

Each side is to pay its own legal costs.

Viewing

This is a very confidential a disposal, no inspection should be carried out without prior arrangement, and no approach should be made to any member of staff.

By prior appointment

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Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.