

## Sheldon - 2184 Coventry Road - Shop Unit To Let

- **Prominent location**
- **Fronting busy Coventry Road**
- **Adjacent to Savers and Energie Fitness**

### Location

Located in a prominent location on the busy Coventry Road, in between Savers and Energie Fitness gym, in a busy retail parade. Parking is available 50 yards away at Sheldon Shopping Centre, and directly behind the property.

### Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	19 ft 5 inches	5.89 m
Ground Floor NIA	1,177 sq ft	109.38 sq m

### Lease

The property is held on a full repairing and insuring lease, due to expire on 24<sup>th</sup> July 2023, at a current passing rent of £25,000 pa.

### Planning

The property has planning for Class E uses, including retail, financial services, and office uses.

### Terms

The property is available via an assignment of the existing lease, – subject to status. Alternatively, a new sub-lease is available until 1<sup>st</sup> June 2023, further details available upon application.



### Business Rates

The current Rateable Value for the property is believed to be £22,750.

Interested parties should verify any figures with the Local Authority.

### EPC

An EPC is available on request.

### Street View Link:

<https://goo.gl/maps/u6bYY2gpEeA5wpUq7>

### Link to Map / Location

<https://goo.gl/maps/xjQ9orKFEZaZXfBA7>

*Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.*

Viewing and Further Information  
Strictly by prior arrangement only with

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