



114 Cannon Hill Road, Coventry, CV4 7DF

GROUND FLOOR RETAIL UNIT IN LOCAL PARADE

Summary

Tenure	To Let
Available Size	401 sq ft / 37.25 sq m
Rent	£6,250 per annum
Rateable Value	£4,600
EPC Rating	D (93)

Key Points

- Established local retail parade
- Convenient for A45 dual carriageway

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Location

114 Cannon Hill Road is located in a built-up residential area, approximately 3 miles from Coventry City Centre. There are multiple points of access to Cannon Hill Road, including Charter Avenue/Fletchamstead Highway (A45) and Kenilworth Road (A429).

A tertiary parade with a steady flow of traffic and nearby residents will no doubt rely on the local amenities that Cannon Hill shops provide. Occupiers on the parade include BikeWrench, Lavish Hair Design, Cannon Hill Food & Wine and Dena Wash Dry Cleaners.

Description

The property occupies the corner pitch and forms part of a terrace of six ground floor retail units, with two floors of residential positioned above, none of which are demised with the retail premises at ground floor level.

The property benefits from a glazed frontage, a main retail area and a store/kitchenette area to the rear of the shop. There is also a good sized garden to the rear.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Main Retail Area	363	33.72
Ground Floor Store	38	3.53
Total	401	37.25

Tenure

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Rateable Value

£4,600 (1 April 2023 to present).

Service Charge

The Landlord reserves the right to recharge proportional costs towards the upkeep and maintenance of structural and common parts. Further details available on request.

Services

Mains electricity, water and sewerage.

Insurance

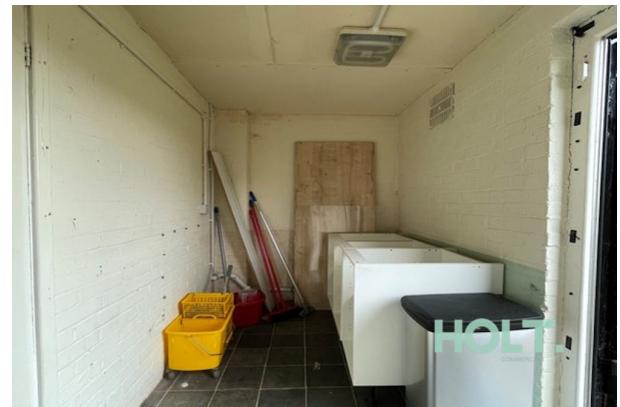
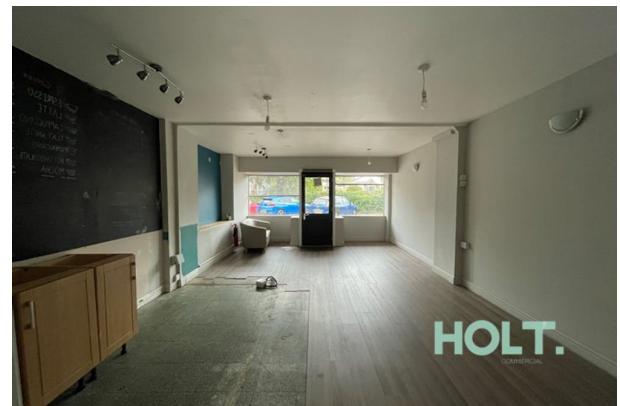
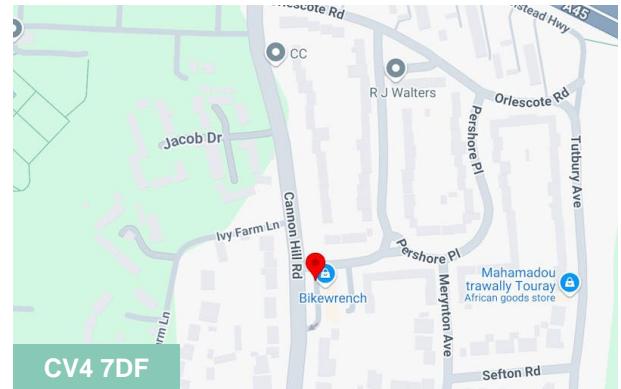
The Landlord will insure the premises and recover the premium from the tenant.

VAT

VAT will be payable if applicable.

Legal Fees

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



Viewing & Further Information



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