HOLT.
COMMERCIAL

Retail
TO LET



30 Jardine Crescent, Coventry, CV4 9PQ

GROUND FLOOR RETAIL UNIT

Summary

Tenure	To Let
Available Size	593 sq ft / 55.09 sq m
Rent	£12,000 per annum
Rateable Value	£5,500 (1 April 2026)
EPC Rating	C

Key Points

- Retail unit in busy neighbourhood retail parade
- Well presented with rear access
- Suitable for a variety of uses (Subject to Planning)
- Immediately available

Regulated by RICS

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Location

The property is situated within the established Tile Hill district of Coventry, approximately 3 miles south-west of Coventry City Centre. The property occupies a prominent position on Jardine Crescent, a well-established local retail parade serving the surrounding residential catchment area. The immediate vicinity comprises a mixture of retail, leisure, healthcare and community occupiers together with a substantial residential population, generating regular pedestrian footfall. Nearby occupiers include convenience retail, food and beverage operators, healthcare facilities and other local service providers.

The location benefits from good transport links, with easy access to Tile Hill Lane, Broad Lane and the A45, providing onward connections to Coventry City Centre, Birmingham, the A46 and the wider Midlands motorway network. Tile Hill railway station is situated within close proximity, providing regular services to Coventry, Birmingham and London.

Description

The property comprises a ground floor retail unit occupying a prominent position within the established Jardine Crescent neighbourhood shopping parade.

The accommodation benefits from a fully glazed shop frontage providing natural light and display opportunities, leading to an open-plan sales area fitted with suspended ceiling incorporating recessed LED lighting, tiled flooring, perimeter power sockets and fitted workstations.

To the rear of the property is a useful ancillary area which could be utilised for storage, office accommodation or staff facilities, together with a kitchenette and WC facilities.

The premises has most recently been utilised as a salon/barber shop and would be suitable for a variety of retail, beauty, office, professional services, or other Class E uses, subject to any necessary consents.

Accommodation

Description	sq ft	sq m
Unit	593	55.09
Total	**593**	**55.09**

Service Charge

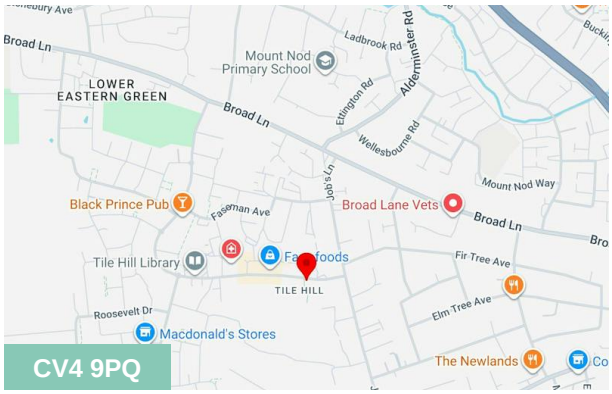
There is currently no service charge payable. However, the lease reserves the landlord's right to introduce and recover a service charge should estate management or common area costs arise in the future.

VAT

The property is not elected for VAT and, therefore, VAT is not currently payable on the rent.

Legal Costs

The incoming tenant is likely to be required to contribute towards the landlords' legal costs. This contribution is anticipated to be in the region of £1,900 plus VAT but may be higher depending on the complexity of the transaction. The amount will be confirmed when terms are agreed.





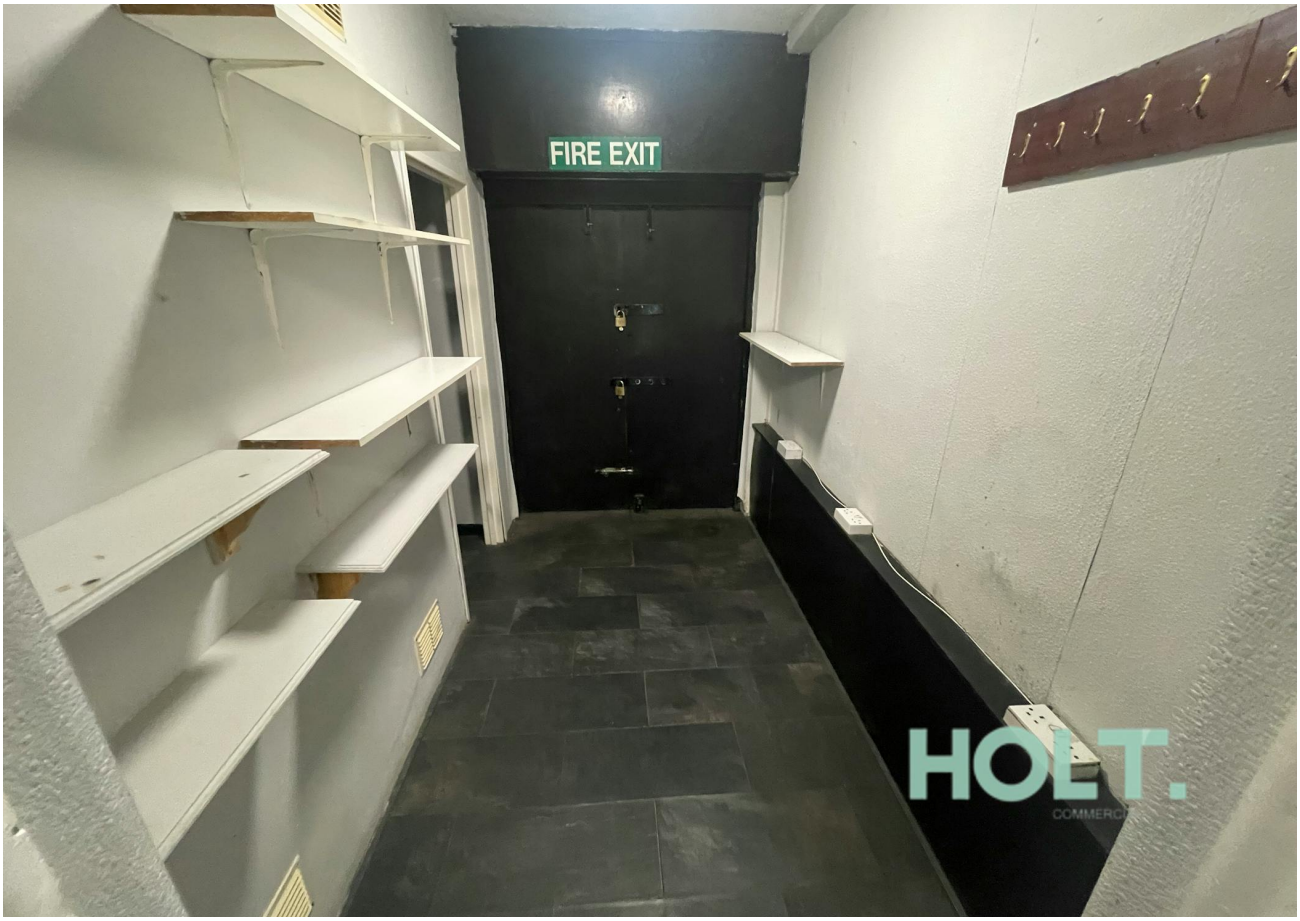


Viewing & Further Information



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