



Union Buildings, 1 New Union Street, Coventry, CV1 2HN GROUND FLOOR RETAIL UNIT

Summary

Tenure	To Let
Available Size	600 sq ft / 55.74 sq m
Rent	£20,000 per annum
Rateable Value	£12,500 (1 April 2023 to present)
EPC Rating	E

Key Points

- Prominent city centre location
- Suitable for a range of retail, office or professional uses (subject to planning)
- Within walking distance of Coventry Railway Station and main bus routes
- High pedestrian footfall
- Good access to local amenities including shops, cafes and public transport
- Directly off the Ring Road (A4053)

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Location

New Union Street is located within the inner ring road (A4053) and is widely regarded as being one of Coventry's most popular City Centre office and professional service locations. The subject premises benefit from enhanced footfall given their close proximity to the City's mainline railway station and the main central retail area.

Additionally, there are a number of main route bus stops along New Union Street providing excellent public transport options.

Description

The property comprises an end of terrace, ground floor unit with private area and WCs to the rear. It is located amongst several similar sized units with a prominent glass frontage and is accessed at the rear for loading via New Union Street/Greyfriars Lane. Internally, the property benefits from suspended ceilings with Category 2 lighting and tiled flooring.

Accommodation

Description	sq ft	sq m
Internal Frontage & Retail Area	335	31.12
Rear & Store	265	24.62
Total	600	55.74

Insurance

The tenant will be responsible for reimbursing the Landlord for the cost of insuring the building. For the current year we understand this is approx £186 pa.

Tenure

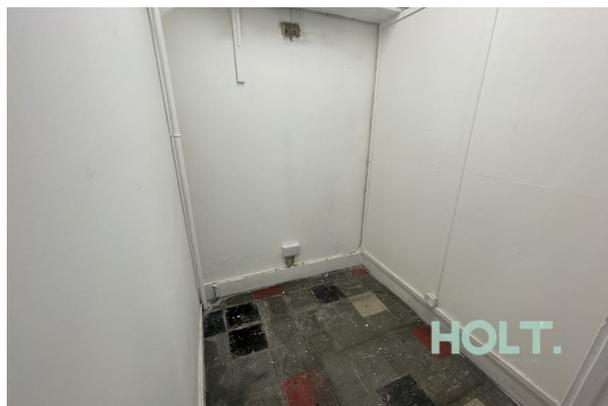
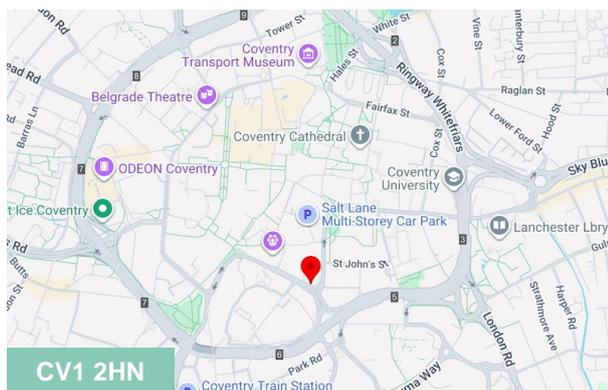
The premise are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

VAT

Holt Commercial understands the property is not elected for VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.



Viewing & Further Information



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