



## Kiosk at Unit 10, Westmede Centre, Winsford Avenue, Coventry, CV5 9AF

PROMINENTLY LOCATED DETACHED KIOSK UNIT

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	146 sq ft / 13.56 sq m
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Busy neighbourhood shopping parade
- Suitable for a variety of retail or takeaway uses
- Free customer parking available
- Flexible lease terms considered

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## Location

The property occupies a prominent position within the established Westmede Centre on Winsford Avenue, situated approximately 3 miles west of Coventry city centre within the popular residential suburb of Allesley Park. The kiosk itself is located within the Heron Foods car park.

The Westmede Centre serves a densely populated residential catchment area and benefits from consistent footfall generated by the surrounding occupiers, local amenities and nearby schools. Existing occupiers within the parade include a mixture of convenience retail, food and beverage operators and service-based businesses, creating a well-established neighbourhood shopping destination.

The property benefits from excellent roadside prominence onto Winsford Avenue, together with convenient parking and regular public transport links providing access to Coventry City Centre and the surrounding districts. The location also benefits from good connectivity to the A45 and wider regional road network.

## Description

The property comprises a detached kiosk unit currently under construction, providing compact accommodation suitable for a variety of takeaway, café, retail or service-based uses, subject to the necessary consents.

The kiosk benefits from a prominent position within the site together with excellent visibility and convenient customer access. The unit is being constructed to shell specification and will provide occupiers with the opportunity to complete an internal fit-out to suit their individual operational requirements.

Externally, the property benefits from surrounding customer parking and a modern setting within a newly improved commercial environment. The kiosk would be suitable for operators seeking a highly visible roadside trading position within an established local catchment area.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Kiosk	146	13.56
<b>Total</b>	<b>146</b>	<b>13.56</b>

## EPC

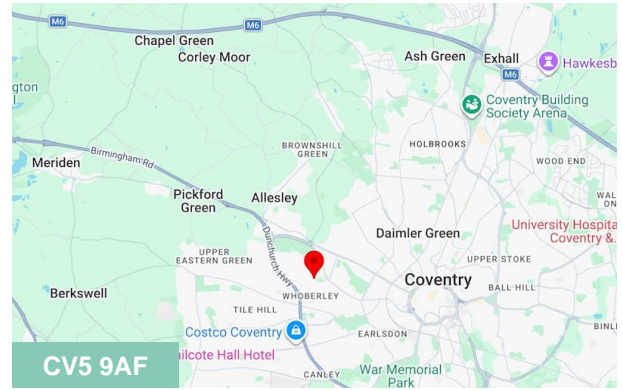
The Landlord will commission an EPC upon completion of fit out.

## VAT

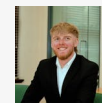
We are advised that VAT is applicable.

## Legal Costs

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



## Viewing & Further Information



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