



116 Jardine Crescent, Tile Hill, Coventry, CV4 9PP

GROUND FLOOR RETAIL UNIT

Summary

Tenure	To Let
Available Size	592 sq ft / 55 sq m
Rent	£12,000 per annum
Business Rates	Upon Enquiry
EPC Rating	C (68)

Key Points

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

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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 self contained ground floor retail unit benefitting from a fully glazed frontage and prominent position within a well established neighbourhood shopping parade. Internally, the accommodation is arranged to provide an open plan sales area to the front, finished with suspended ceilings incorporating recessed lighting, tiled flooring and comfort cooling via an air conditioning unit. The layout offers a variety of potential uses such as retail, office or leisure, subject to the necessary consents.

To the rear, the property benefits from ancillary accommodation including a staff kitchen, storage rooms, WC facilities and a substantial stockroom/store area. Additional storage is provided within a secure brick built store room, offering useful ancillary space for occupiers requiring back of house storage.

Accommodation

Description	sq ft	sq m
Unit	592	55
Total	592	55

Tenure

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

Service Charge

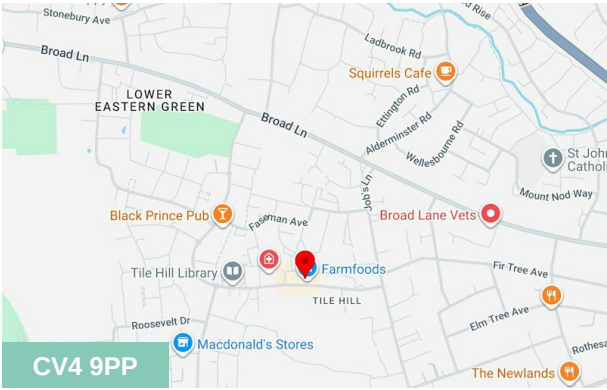
At the present time, there is no active service charge at Jardine Crescent, but the lease will state that the council have the option to introduce one if necessary. Further details available on request.

VAT

Holt Commercial understands VAT may be payable on the rent.

Legal Costs

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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