



3 New Union Street, Coventry, CV1 2HN

GROUND FLOOR RETAIL / CAFE PREMISES

Summary

Tenure	To Let
Available Size	523 sq ft / 48.59 sq m
Rent	£19,000 per annum
Rateable Value	£11,250 (1 April 2026 to present)
EPC Rating	B

Key Points

- Prominent city centre location
- Within walking distance of Coventry Railway Station and main bus routes
- Good access to local amenities including shops, cafes and public transport
- Suitable for a range of retail, office or professional uses (subject to planning)
- High pedestrian footfall
- 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 a ground floor retail unit which benefits from a prominent glazed shop frontage with pedestrian access directly into an open plan sales/seating area. Internally, the main retail area provides tiled flooring, a suspended ceiling with inset lighting and air conditioning. To the rear is a separate preparation/kitchen area with tiled flooring and walls, fitted work surfaces, sink facilities and extraction. The property also benefits from WC facilities and rear access.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Retail Zone A	309	28.71
Retail Zone B	214	19.88
Total	523	48.59

Service Charge

There is currently no service charge implemented at this site, however the council reserve the right to implement a service charge for the shop premise in future.

Management Charge

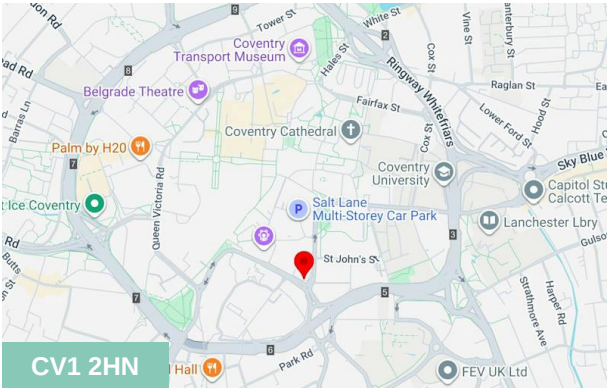
A management charge is payable per annum. Amount TBC.

Insurance

The Landlord will insure the property and recover the appropriate premium from the tenant.

Legal Costs

Each party to bear their own legal costs.



Viewing & Further Information



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