



134 -136 Church Lane, Coventry, CV2 4AJ

PROMINENT RETAIL UNIT IN POPULAR PARADE

Summary

| | |
|-----------------------|---------------------------|
| Tenure | To Let |
| Available Size | 2,109 sq ft / 195.93 sq m |
| Rent | £30,000 per annum |
| Rateable Value | £30,250 |
| EPC Rating | Upon enquiry |

Key Points

- Located in a prominent retail location just off Walsgrave Road
- Benefits from retail space, office and ancillary facilities with rear loading
- Excellent access to Coventry City Centre and M6/M69

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Location

The property is located approximately 1.5 miles to the east of Coventry City Centre on the A4600 Walsgrave Road. Along the parade are an array of retail outlets offering a range of both local independents and larger occupiers including KFC, Shortland Horne Estate Agents and Caprinos Pizza.

Walsgrave Road acts as one of the main arterial routes to and from the City Centre. The property is located on the junction off Walsgrave Road and Church Lane and shortly before the roundabout with Longfellow Road/Burns Road.

Description

The property offers a brick built mid terrace retail property over ground and first floors. Internally the property provides largely open plan retail space to the ground floor with WCs and ancillary accommodation. The first floor provides further stores/office accommodation which could be adjusted to suit a specific user.

Externally the property benefits from a prominent return frontage onto Church Lane and Walsgrave Road, with rear access and off street parking (undemised), together with use of the generous on street parking in the vicinity.

Accommodation

We understand the property has the following approximate Gross Internal Area (GIA):

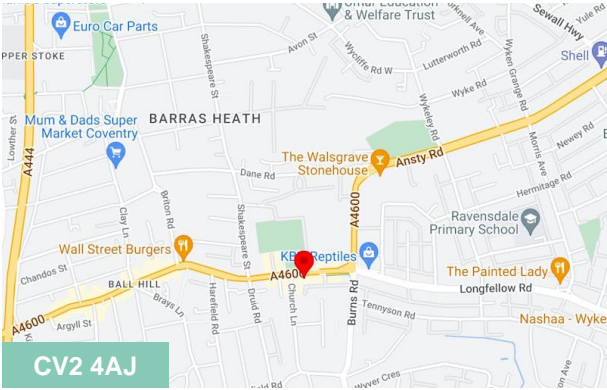
| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Unit - Unit | 2,109 | 195.93 | Available |
| Total | 2,109 | 195.93 | |

Tenure

The property is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

Price Details

£30,000 per annum exclusive.



Viewing & Further Information



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