



32 New Union Street, Coventry, CV1 2HN

GROUND FLOOR RETAIL PREMISES

Summary

Tenure	To Let
Available Size	320 sq ft / 29.73 sq m
Rent	£13,000 per annum
Rateable Value	£9,300 (1 April 2026 to present)
EPC Rating	D

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 benefiting from a full height glazed frontage providing good levels of natural light and visibility from the street. Internally, the accommodation is predominantly open plan with wood effect flooring, suspended ceiling and a decorative timber slatted feature wall. To the rear, the property benefits from ancillary accommodation including WC facilities and rear access. The unit is presented in generally good condition and provides flexible accommodation suitable for a variety of retail, office or other commercial uses, subject to any necessary consents.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Retail Zone A	227	21.09
Retail Zone B	33	3.07
Internal Storage + Toilets	60.20	5.59
Total	320.20	29.75

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

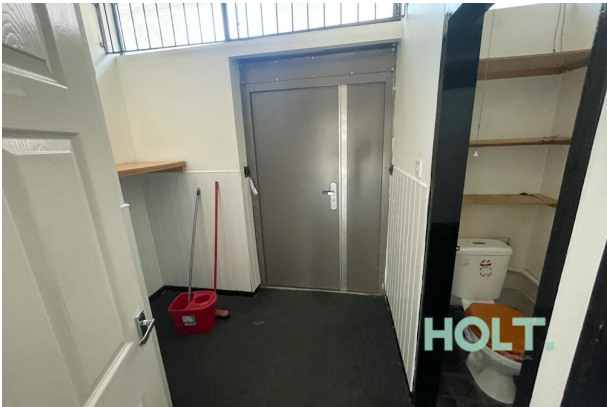
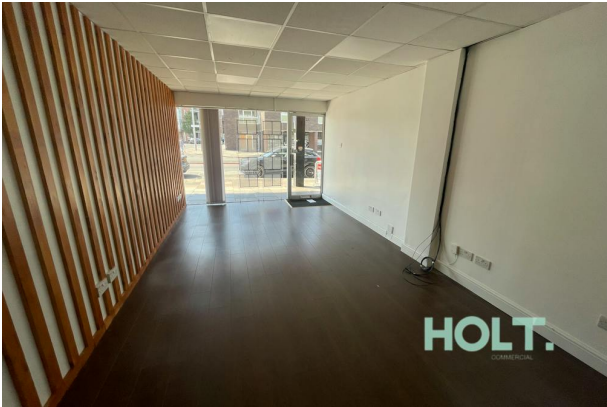
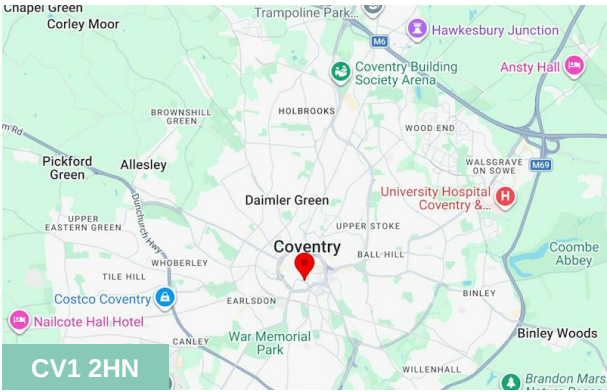
A management charge is payable per annum. Amount TBC.

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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