



60 Hertford Street, Coventry, CV1 1LB

Ground Floor Retail with 1st & 2nd Floor Offices

Summary

Tenure	To Let
Available Size	2,914 sq ft / 270.72 sq m
Rateable Value	£29,250 1 April 2026
EPC Rating	D (93)

Key Points

- Prominent position on a main thoroughfare from the Railway Station to Broadgate
- Available early 2027
- Close to a range of retail and leisure operators

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Location

The property is located in Coventry City Centre within walking distance of the City's main rail and bus stations. The section of Hertford Street on which it sits offers a pedestrianised walkway used as a primary route from New Union Street and Warwick Row through to the pedestrianised square of Broadgate, which in turn offers various retail and leisure outlets.

Description

The property comprises a mid terraced retail unit over ground, first and second floors and has a frontage of 6.1 metres.

Internally the property benefits from a generally open plan retail area with offices, stores and WCs to the rear. The first and second floors provide an open plan office on each floor with several smaller offices and meeting rooms. Kitchen and WC facilities are also provided.

The property is generally lit with LED lighting and is heated by way of a gas fired central heating system.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	1,265	117.52
1st - Offices	812	75.44
2nd - Offices	837	77.76
Total	2,914	270.72

Tenure

The premises are available to let on an new effective Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

On application.

Rateable Value

From information taken from the 2026 Non Domestic Rating List the Rateable Value is £29,250.

VAT

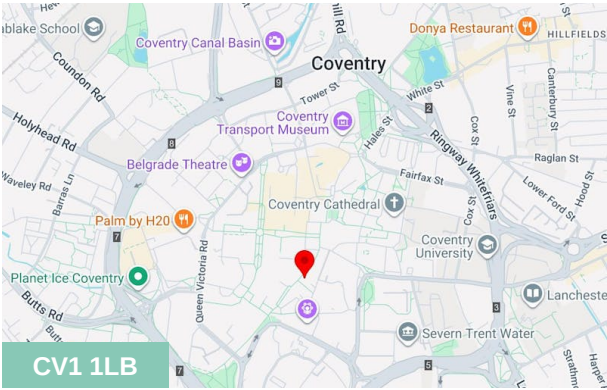
VAT will be payable if applicable.

Legal Costs

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

Anti Money Laundering

In order to satisfy our legal requirements to HMRC, Holt Commercial will be required to ensure that we verify the source of funds. In line with HMRC regulations we may require background and personal identity information.



Viewing & Further Information



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