



73 Upper Spon Street, Coventry, CV1 3BL

TOWN CENTRE RETAIL PREMISES

Summary

Tenure	To Let
Available Size	615 sq ft / 57.14 sq m
Rent	£9,000 per annum
Rateable Value	£9,800
EPC Rating	C

Key Points

- Prominent position within Coventry City Centre
- Ground floor commercial accommodation
- Located within a well-established mixed-use area
- Suitable for a variety of uses (subject to planning)

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Location

The property is located on the western side of Coventry City Centre, within easy walking distance of the main retail area and the Cathedral Quarter. The location offers convenient access to key city routes, including the A4053 Coventry Ring Road which connects directly to the wider motorway network via the A45 and M6. Coventry Railway Station is approximately a 10 minute walk, providing regular services to Birmingham, London and surrounding areas.

Description

The property is a ground floor, end of terrace unit on Upper Spon Street. Internally, the accommodation provides two interconnecting rooms offering flexible, open plan workspace suitable for a range of uses, subject to planning and contract. The space benefits from good ceiling height and fluorescent strip lighting. To the rear, there is a small kitchenette area with a sink, water heater and access to a secure gated yard suitable for loading, storage or staff use. The property has rear double doors for loading and a separate pedestrian entrance at the front.

Accommodation

Description	sq ft	sq m
Retail Space	430	39.95
Rear Ancillary/Kitchen	185	17.19
Total	615	57.14

Rent

£9,000 per annum.

Insurance

The tenant will be responsible for reimbursing the landlord for the cost of insuring the building. For the current year we understand that this is £181.

Business Rates

The current Rateable Value is £9,800 (1 April 2026).

EPC

C.

Tenure

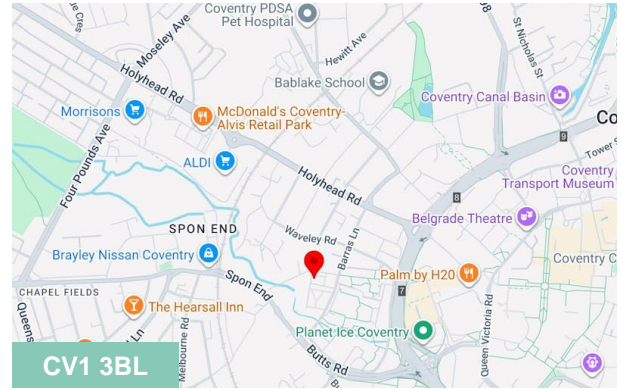
The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

VAT

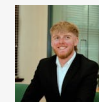
We are advised by our client that VAT is not applicable on this property, but we would recommend making your own enquiries.

Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.



Viewing & Further Information



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