

Coventry - 38 Hertford Street

- **Busy pedestrianised location**
- **Available (Subject to Vacant Possession)**

Location

Situated in a busy trading location in Coventry city centre, with other nearby retailers including **Poundland, CEX, Ann Summers** and **Simply Eat**.

Size

The property is arranged over ground, first and basement floors as follows:

Ground Floor Sales	904 sq ft	83.98 sq m
1 st Floor Storage	334 sq ft	31.03 sq m
Basement Storage	796 sq ft	73.95 sq m

Lease

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£30,000 per annum exclusive.



Business Rates

Rateable Value £21,500

Interested parties should verify these figures with the Local Authority.

Please see reverse for Goad plan.

EPC

Energy rating TBC

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information

Strictly by prior arrangement only with

McKinnon Nelson
Denman House
20 Piccadilly
London
W1J 0DG

0203 411 0007

Myles McKinnon MRICS

Tel 0203 411 0007 | Mob 07920 020123
myles@mckinnonnelson.co.uk

or via our joint agent Adam Lazenbury at C&W on
0203 296 4162 / adam.lazenbury@cushwake.com

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