

## Coventry – 24/25 Hertford Street

- **Busy pedestrianised location**
- **Available immediately**

### Location

Situated in a busy trading location on Hertford Street in Coventry city centre, directly adjacent **Shoe Zone** and **Oakam**, with other nearby retailers including **DW Sports**, **The Works** and **Superdrug**.

### Size

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

Ground Floor Sales	2,686 sq ft	249.54 sq m
First Floor Storage	2,300 sq ft	213.68 sq m

### Lease

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed. There is to be a landlord rolling development break option from 31<sup>st</sup> December 2021.



### Rent

£60,000 per annum exclusive.

### Business Rates

Rateable Value £63,000

Interested parties should verify the rates payable figures with the Local Authority.

Please see reverse for Goad plan.

### EPC

EPC available upon request.

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

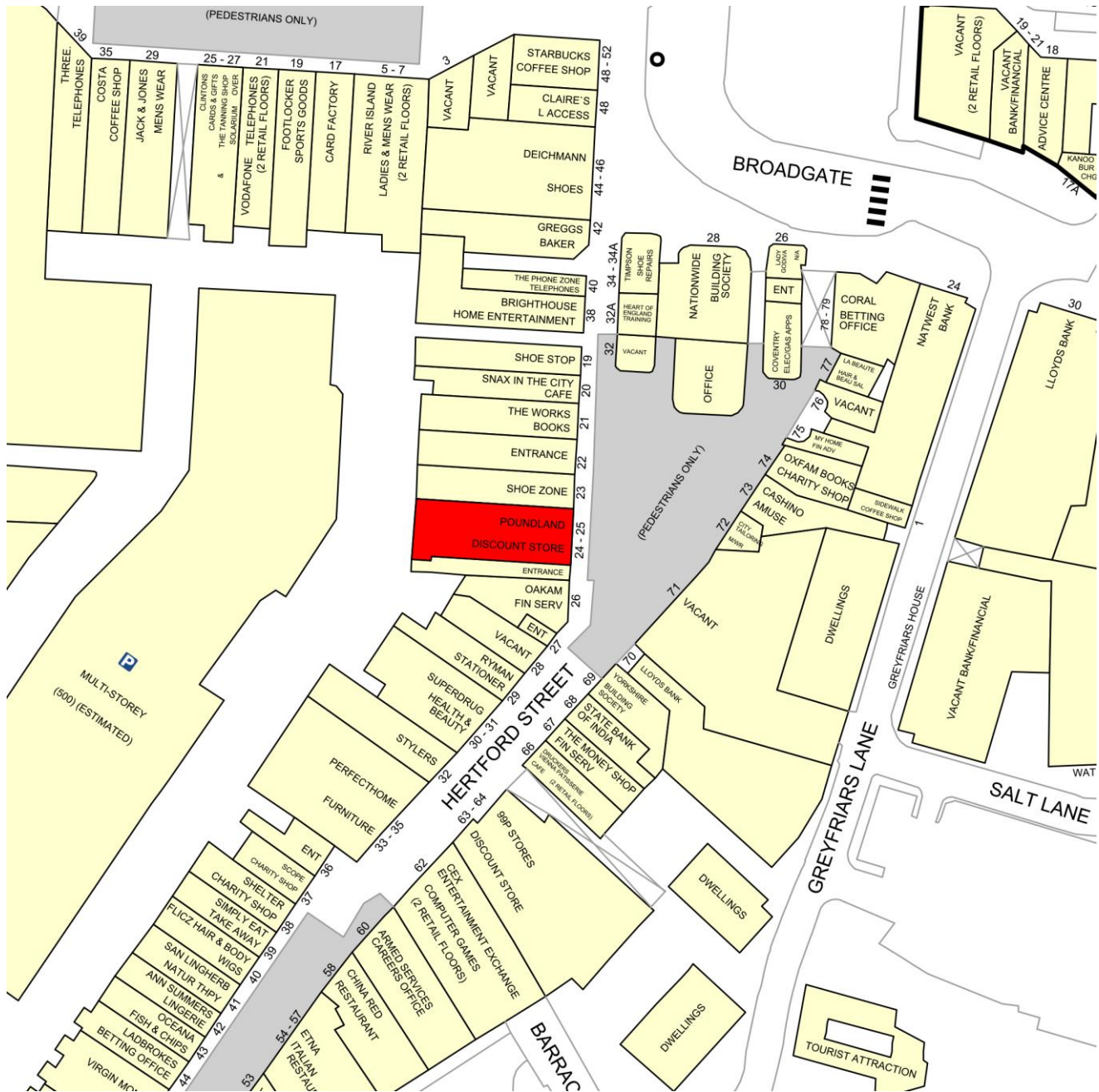
McKinnon Nelson  
Denman House, 20 Piccadilly  
London, W1J 0DG

0203 432 4300

### Myles McKinnon

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

or via our joint agent Adam Lazenbury on 020 3296 4162 /  
adam.lazenbury@eur.cushwake.com



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