



TO LET

COMMERCIAL PREMISES

349 Bell Green Road,
Coventry, CV6 7HD

Situated on the B4109 Bell Green Road



Car park to front



Gas fired central heating and air
conditioning



Currently arranged as a veterinary
surgery



NIA - 564 sq ft (52.4 sq m)



LOCATION

The subject property is located on the B4109 Bell Green Road in a prominent corner position at its intersection with Clark Street. The B4109 connects with the A444 Jimmy Hill Way which links the city centre with the M6 Junction 3. The surrounding area is predominantly residential in use.

Coventry is a large city, population approximately 345,000, located in the West Midlands. Coventry benefits from excellent road access with the M6 and A46/M69 providing north to south and east to west connectively, respectively. Coventry railway station provides regular services to London Euston, Birmingham New Street and other principal destinations.

DESCRIPTION

The subject property comprises two storey commercial premises located on Bell Green Road in Coventry.

The premises have most recently been used as a veterinary surgery and comprises a variety of treatment rooms, with ancillary kitchen and WC facilities.

Externally, there is a car park to the front of the property and a yard area to the rear.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Reception	142	13.19
Ground	Treatment	116	10.78
First	Prep Room	63	5.85
First	Treatment	97	9.01
First	Treatment	113	10.5
First	Kitchen	33	3.07
NIA Total		564 Sq Ft	52.4 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are connected to the subject property. Heating is by way of gas fired central heating and there is air conditioning to several rooms.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Coventry City Council is:

Rateable Value: £7,100

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available by way of an assignment of an existing lease which is for a period of 21 years from 18 July 2007 at an annual rent of £13,148 per annum exclusive. There are three yearly rent review provisions, with the next rent review due 18 July 2025. Alternatively, a sublease outside of the security of tenure provisions of the Landlord & Tenant Act 1954 may be available.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

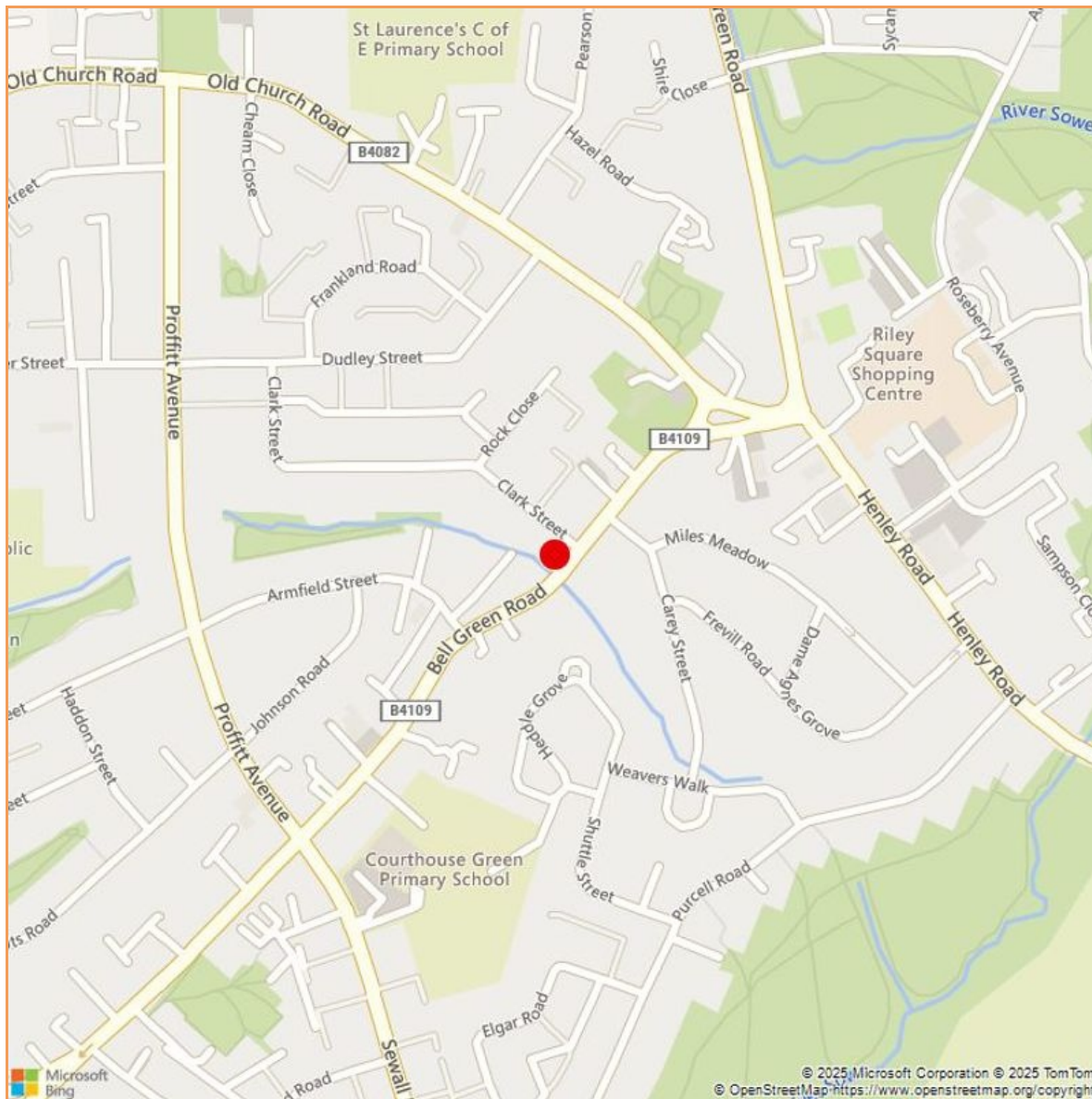
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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