TO LET

Ground Floor Retail Unit

128 Far Gosford Street, Coventry CV1 5EA

Rent: £9,000 pax

- Total Ground Floor Area 515 sq. ft. (47.88 sq. m)
- Suitable for a Wide Range of Uses, Subject to Planning Permission
  - Located within a Popular Retailing Pitch
  - Within Walking Distance of Coventry City Centre

Websites: www.howkinsandharrison.co.uk; www.estatesgazette.com/propertylink; www.novaloca.com
LOCATION
The unit is located on Far Gosford Street a popular retail pitch located on the outskirts of Coventry City Centre. The area comprises a wide range of independent businesses and benefits from a public car park located close by.

ACCOMMODATION
The unit comprises a mid-terrace retail premises of traditional brick construction under a pitched slate roof to the front and a further flat roof over the single storey elevation to the rear. Internally the property is arranged as a ground floor shop with a rear store and w.c. facilities.

The property has been measured in accordance with the RICS code of measuring practice and provides the following approximate Gross Internal Area:

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>SQ.M</th>
<th>SQ.FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor sales</td>
<td>37.6</td>
<td>405</td>
</tr>
<tr>
<td>Rear store &amp; w.c.</td>
<td>15.12</td>
<td>163</td>
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<tr>
<td><strong>Total GIA</strong></td>
<td>53.00</td>
<td>568</td>
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RENTAL
£9,000 pax

PLANNING
We understand that the property has planning permission for A1 use. We recommend interested parties make their own enquiries to the Planning Department of Coventry City Council on 024 7683 3333.

TENURE
The ground floor of this property is available to let by way of a new internal repairing and insuring lease plus shop front for a term to be negotiated.

SERVICES
We are advised that main services are connected to the property, including mains water, drainage and electricity and confirm that the Tenant will be responsible for the payment of all services from the date of access.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

OUTGOINGS
Under the 2017 Rating List the Property is currently assessed at an RV of £6,500. There is current no Business Rates to pay due to Small Business Rates Relief.

VAT
Howkins & Harrison LLP stipulate that all prices and rents are stated exclusive of VAT whether or not payable.

VIEWING
Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01788 564 678.

Please contact:
Nigel Underwood
Email: (nigel.underwood@howkinsandharrison.co.uk)

IMPORTANT NOTICE
1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
Energy Performance Certificate
Non-Domestic Building

128 Far Gosford Street
COVENTRY
CV1 5EA

Certificate Reference Number:
9551-3059-0525-0500-5725

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ ........................................... Not zero CO₂ emissions
A 0-25 ...........................................
B 26-50 ...........................................
C 51-75 ...........................................
D 76-100 .........................................
E 101-125 ...........................................
F 126-150 ...........................................
G Over 150 ...........................................

Less energy efficient

130 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 50
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 204.3

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built
70 If typical of the existing stock