

# D1 Shop Unit Plus Flat, Coundon Retail Parade, Coventry

For Shop Location Click:



## Shop & Flat 102 Moseley Avenue, Coundon, Coventry, CV6 1HQ – TO LET

- Retail Unit with D1 use to let by way of assignment or under lease
- Potential for sui generis or A2 / A1 (A3 restaurant – A5 take away use unlikely)
- Passing rent of £16,500 pax without further review, expiring April 2012
- Potential Surrender and New Lease on terms to be agreed subject to status
- Strict Prohibition against VET USE; Rear Access & Parking for 1 or 2 cars



### Description:

This lock up shop is located in a prominent position close to a busy cross roads in a principally resi area of Coventry not far from Morrisons. This is a vibrant local community parade with extremely high occupancy levels. Adjacent is Lloyds Pharmacy with Boots the Chemists very close by. Also represented is William Hill, Lloyds Bank and numerous local independent traders.

### Shop Measurements:

|                        |      |                      |
|------------------------|------|----------------------|
| Gross Frontage         | 25'  | 7.62 m               |
| Net Frontage           | 23'6 | 7.16 m               |
| Main Shop Depth        | 41'8 | 12.70 m              |
| Main Shop Width        | 23'9 | 7.24 m               |
| Total Unit Depth       | 72'6 | 22.10 m              |
| Main Shop Area         | 989  | 91.94 m <sup>2</sup> |
| Ancillary Store 1 area | 212  | 19.67 m <sup>2</sup> |
| Ancillary Store 2 area | 182  | 16.89 m <sup>2</sup> |
| Rear Yard              | 374  | 34.72 m <sup>2</sup> |

### Flat Details:

The Flat over is made up of 2 bed rooms a large reception, bathroom and kitchen, as well as a small decked area over a flat roof. The lease allows for subletting the flat on an AST, and self contained access. The rooms provide circa 536 sq feet storage.

### Availability:

The shop is available either by way of an under lease or assignment. It is anticipated that the landlord's might accept a surrender and provide a new lease on terms to be agreed subject to status. My clients are not looking for a premium for the benefit of their interest, although they will require a covenant not to allow vet use.

### Enquiries To Chris Whirledge

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