

THE INKWELLS

34 Jordan Well, Coventry CV1 5RW

To Let



1,571 sq ft available

Prominent Corner Unit Available

Unique period building in busy student location

**AVISON
YOUNG**

The Inkwells

34 Jordan Well, Coventry

CV1 5RW

LOCATION

Coventry is the 11th largest city in the UK with a population in excess of 350,000 and catchment population within a 20-minute drive time of 1.15 million. The city also boasts being the City of Culture 2021 and has in excess of 50,000 students attending the renowned Coventry and Warwick Universities. The city is located 19 miles southeast of Birmingham, 24 miles southwest of Leicester and 11 miles north of Warwick.

The Inkwells is situated to the east of the city centre close to the city's ring road and a short walk (c.300m) away from the primary retail pitch in Coventry. It boasts a prominent corner location at the intersection of Jordan Well, Gosford Street and Whitefriars Street. The surrounding occupiers include Coventry University, Tesco, Wetherspoons, Subway and an eclectic range of independent F&B operators.

DESCRIPTION

The unit benefits from a corner position and prominent frontage onto Gosford Street, providing accommodation at ground floor level.

FLOOR	SQ M	SQ FT
Ground	146.34	1,571

QUOTING RENT

£29,950 pax

LEASE TERMS

New Lease available on terms to be agreed.

PLANNING

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

BUSINESS RATES

We understand the property is assessed as follows:-

Rateable Value 24/25:	£19,250
UBR 24/25:	£0.499p
Rates Payable	£9,605

Interested parties should carry out their own investigations.

EPC

The Energy Performance Asset Rating for this property is **A-21**. A certificate can be made available.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

KEY HIGHLIGHTS



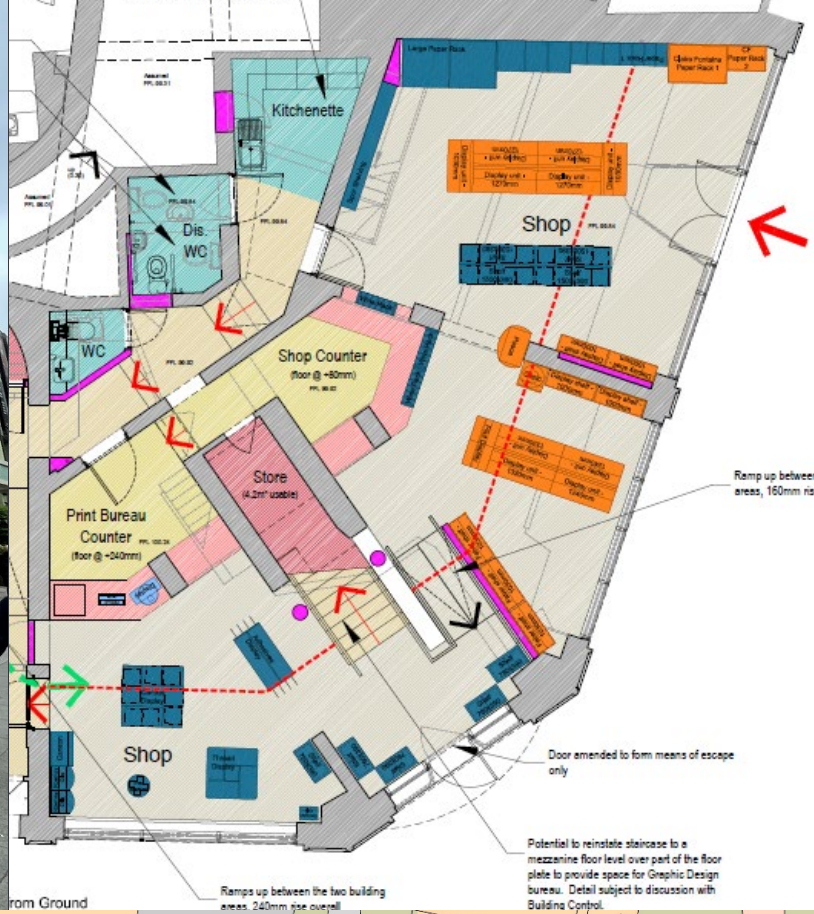
Great proximity to University Hub



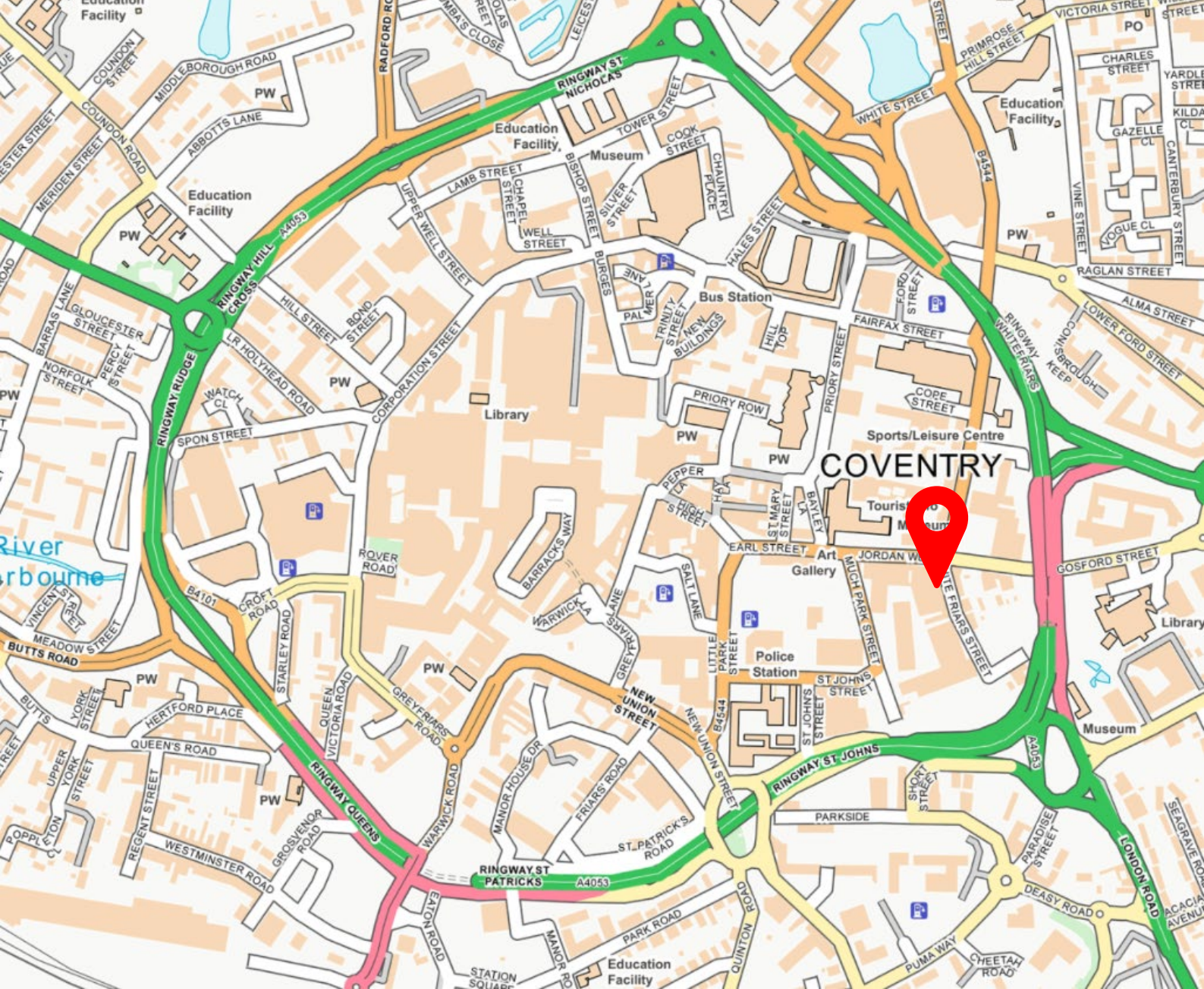
Prominent corner location



Suitable for a range of uses



Plans are for indicative purposes only



Get More Information

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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