

OPENING DOORS SINCE 1843

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



Lease  
New Lease Available



Rent  
£7,250 per annum



Area  
264 sq.ft. (24.50 sq.m.)



Location  
Busy Main Road



Use  
E Use Class

TO LET

1 The Arcade, Empress Buildings Binley Road, Coventry CV3 1JF

## Location:

The unit is located in the popular Empress Arcade which forms part of the established Empress Buildings Parade of shops adjacent to the busy Binley Road (A428) in the Stoke area of Coventry. Whilst there is on street parking to the front there is also a car park for customers at the rear. Bus stops are to hand. The property is conveniently situated for the A444 (around 0.5 miles), Coventry Eastern By-Pass (A46 around 0.5 miles) etc. and is located within the Binley Road Local Centre.

## Description:

1a Empress Arcade is a 264 sq.ft. open plan shop front situated in the heart of a vibrant arcade filled with shops and cafes. This space is perfect for small business owners eager to create a unique retail experience.

Whilst the interior is in need of renovation, this presents a fantastic opportunity to re-imagine the space and tailor it to your vision. With a little creativity and investment you can transform this property into an inviting destination that stands out along the busy Binley Road.

The shop benefits from excellent kerb appeal ensuring visibility and attracting foot traffic from the surrounding area. Its prime location within the well known Empress Arcade adds to its charm, making it an appealing spot for shoppers looking for something special.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Zone A</b>	264.00	24.53
<b>TOTAL</b>	264.00	24.53

## Rateable Value:

The property is assessed as retail premises with a Rateable Value of £4,900. A tenant may qualify for Small Business Rates Relief and pay no rates. Coventry City Council can confirm the position.

## Terms & Service Charge:

A lease is available for six years or longer at a rent of £7,250 per annum with rent reviews every three years. It will be on a full repairing lease.

## Services:

Mains water, drainage and electricity are connected to the property, No tests have been applied.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which will not be payable on the rent in this instance.

## Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

## Property Documents:

Property Plan:

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

## Viewing Arrangements:

**Loveitts** 024 7622 8111 (Option 2)  
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