

THE Enterprise Hub

5 Whitefriars Street, Coventry CV1 2DS

To Let



1,241 sq ft available

Retail, Restaurant or Workspace Unit Available

Suitable for a range of uses (subject to planning)

**AVISON
YOUNG**

The Enterprise Hub

5 Whitefriars Street, Coventry CV1 2DS

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 Enterprise Hub 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. The premises benefits from a strong frontage onto Whitefriars Street. The surrounding occupiers include Coventry University, Tesco, Wetherspoons, Subway and an eclectic range of independent F&B operators.

DESCRIPTION

The unit is arranged over ground floor with the benefit of a mezzanine. A breakdown of the areas are as follows:

FLOOR	SQ M	SQ FT
Ground	101	1,088
Mezzanine	14	153
Total	115	1,241

QUOTING RENT

£18,500 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:	£14,750
UBR 24/25:	£0.499p
Rates Payable	£7,360

Interested parties should carry out their own investigations.

EPC

An Energy Performance Asset Rating for this property has been commissioned. A certificate can be made available upon request.

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



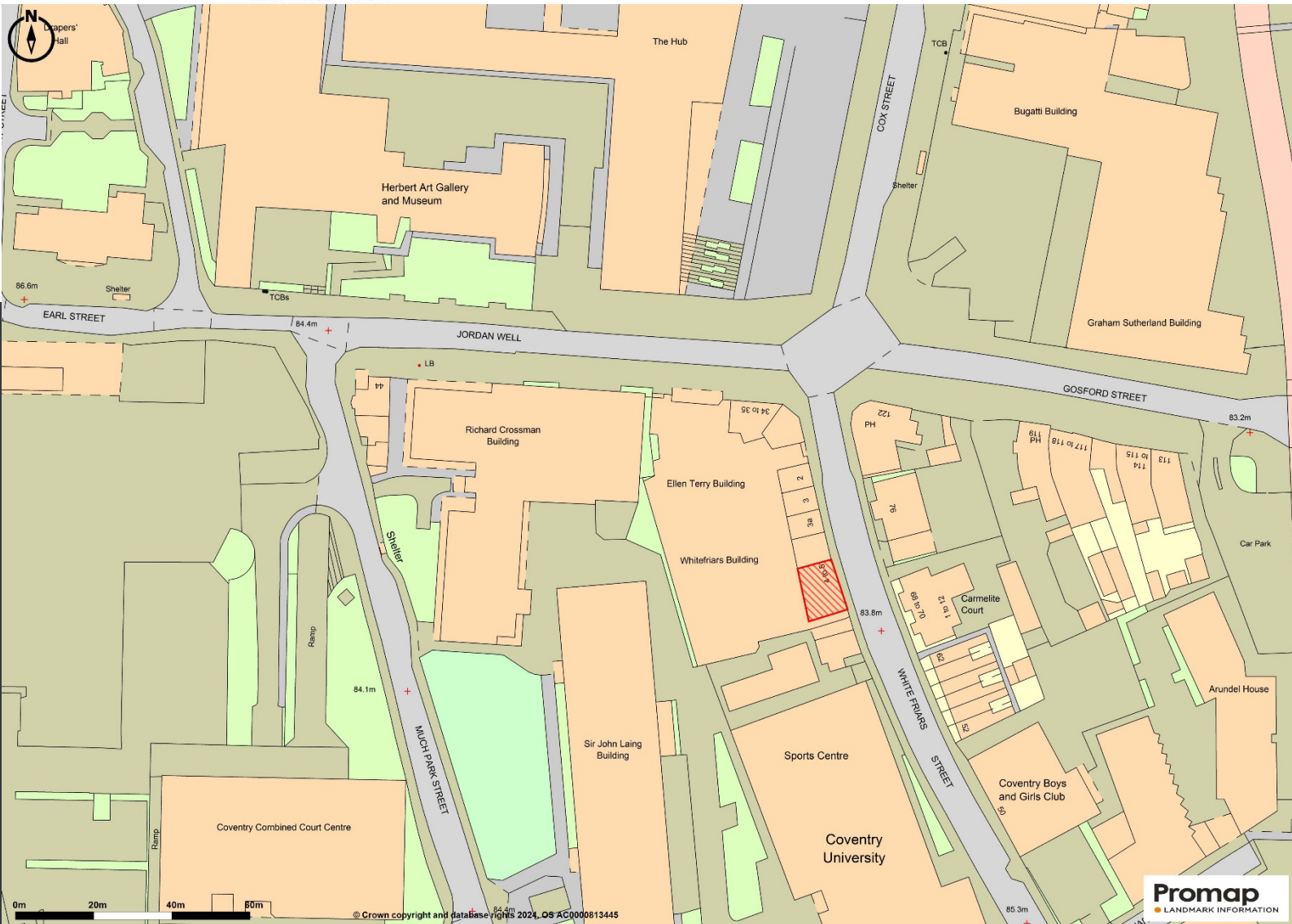
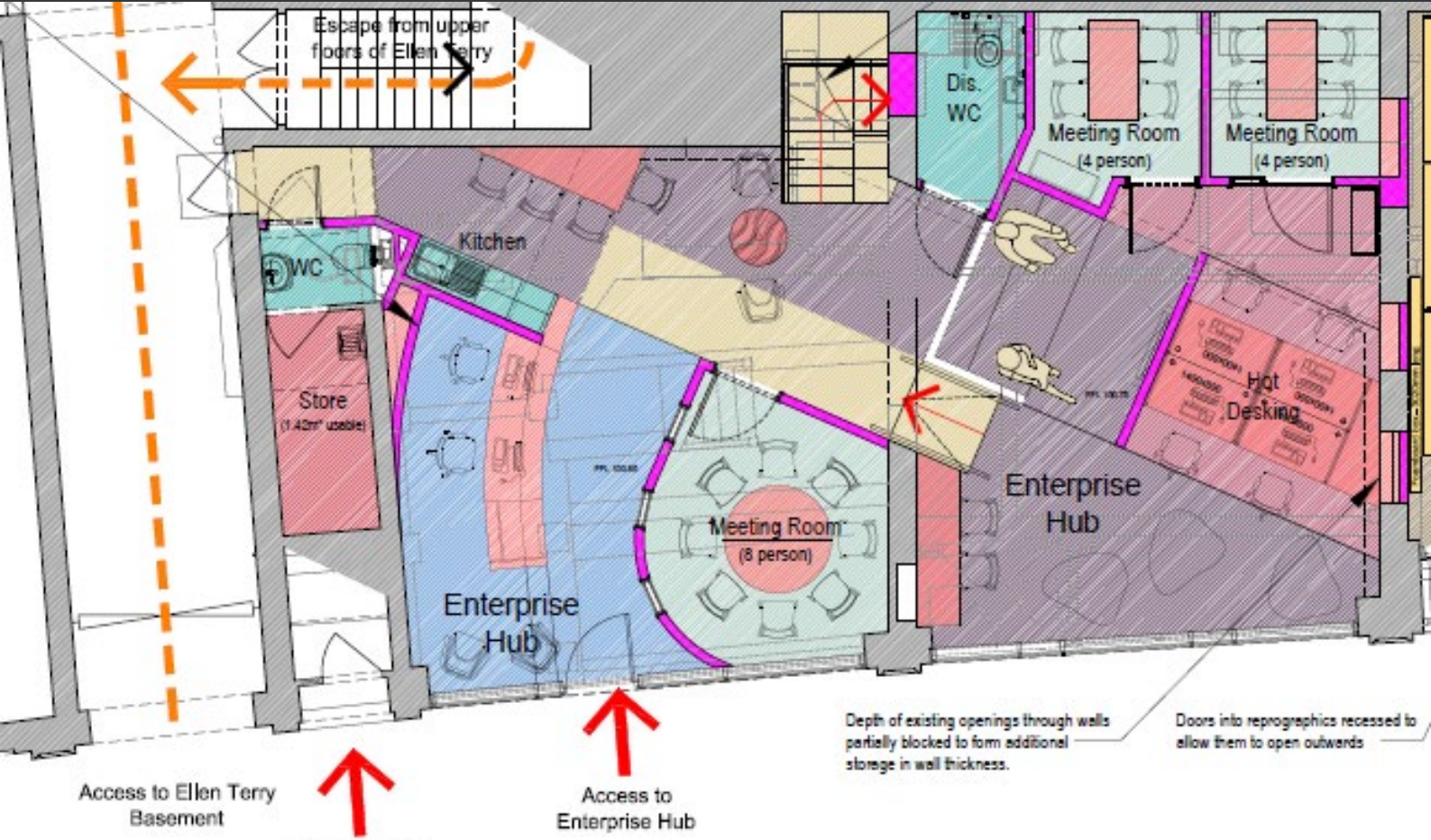
**In excess of 50,000
Students**



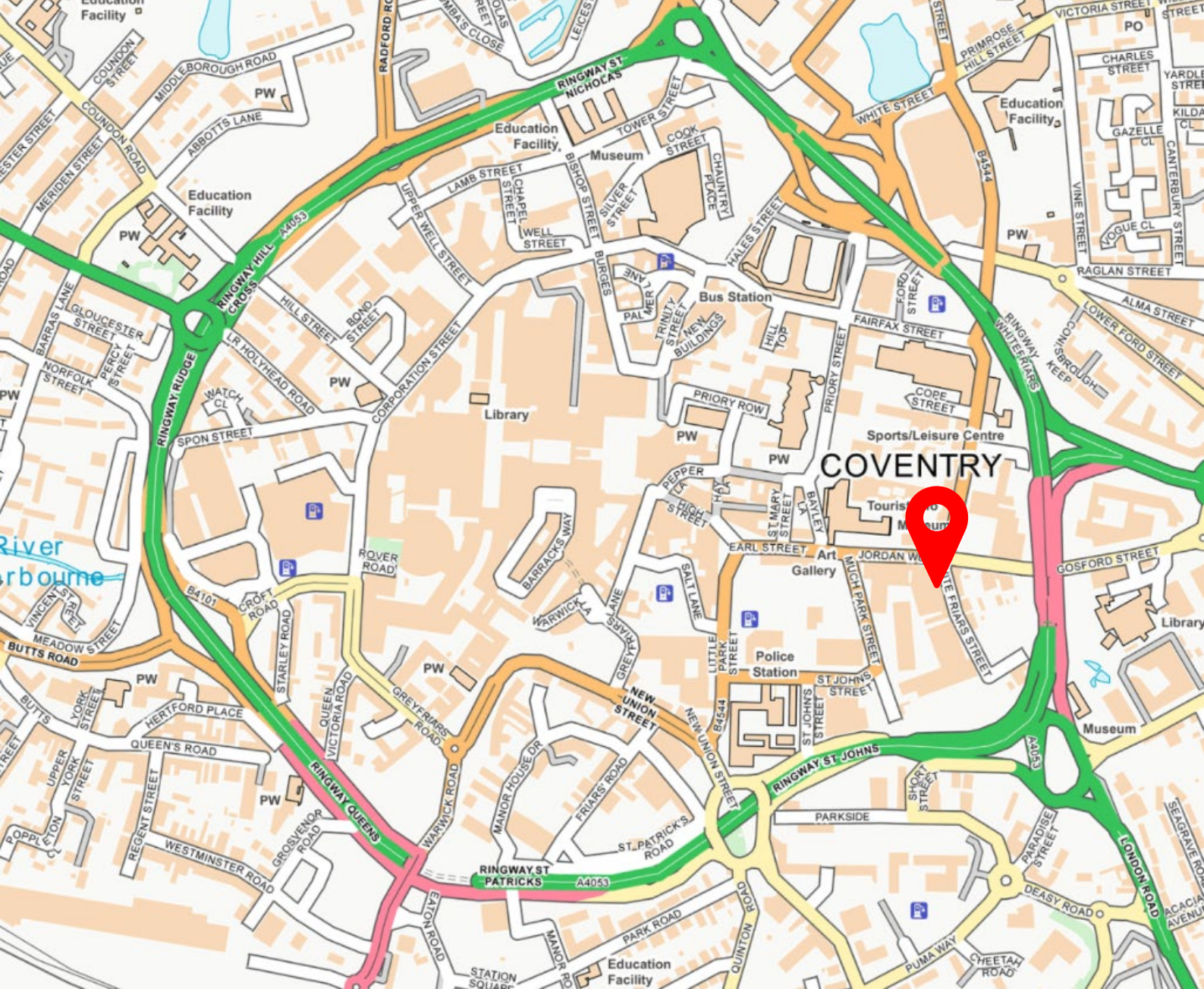
**Great proximity to
University Hub**



**Suitable for a
range of uses**



Plans are for indicative purposes only



Get More Information

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1. Corporate structure and ownership details.
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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