



cookerudling
chartered surveyors + property managers

TO LET

FORMER LIBRARY REMEMBRANCE ROAD WILLENHALL COVENTRY CV3 3DP



3,171 Sq.Ft. (294.59M²)

- Very Busy Suburban Parade
- Suitable A1/A2 or A3 Use (stp)
- Close to Multiples/Car Park

0121 212 1701

The Mint, 99 Icknield Street, Birmingham B18 6RU | Web: www.cookerudling.com |
Email: mail@cookerudling.com

LOCATION

The property occupies a prominent location at the head of a modern retail parade in the Coventry suburb of Willenhall.

The busy parade provides shopping for a large local population and nearby occupiers include Post Office, Heron and Sense. There is a Health Centre in the immediate vicinity.

DESCRIPTION

Former library most recently occupied by a local charity and providing modern clear space suitable for a wide range of uses.

There is a modern aluminium shopfront with roller shutters and rear servicing. There is clear potential to add extensive further glazing.

FLOOR AREAS

Ground Floor 3,171 Sq.Ft. 294.59M²

SERVICES

The property has mains water, drainage and electricity (not tested).

There is an existing air conditioning system (not tested).

TENURE

The property is available on a new internal repairing lease.

ENERGY PERFORMANCE CERTIFICATE

73 (C) – see below.

RENT

Rental offers are invited in excess of £30,000 per annum.

SERVICE CHARGE

There is a service charge to cover maintenance of the parade and the shared service yard.

BUSINESS RATES

Information extracted from the VOA website is as follows:-

Rateable Value:	£30,000
Rate in the £ (2025/26)	49.9P

The RV appears to be based on the former use. Intending occupiers should make their own enquiries of the Local Authority.

INSURANCE

Building insurance is maintained by the Landlord with the premium re-charged to the tenant.

DEPOSIT

The landlord may require a rent deposit, subject to covenant strength.

VIEWING

Viewing is strictly by appointment only via Mark Keightley at the sole agents Cooke Rudling.

Tel: 0121 212 1701

Email: mark@cookerudling.com



Regulated by RICS

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details

Find an energy certificate (<https://find-energy-certificate.service.gov.uk/>)

English |

[Cymraeg \(https://find-energy-certificate.service.gov.uk/energy-certificate/0390-0036-0299-7596-8006?lang=cy\)](https://find-energy-certificate.service.gov.uk/energy-certificate/0390-0036-0299-7596-8006?lang=cy)

Energy performance certificate (EPC)

102 Remembrance Road COVENTRY CV3 3DP	Energy rating C	Valid until:	17 June 2026
		Certificate number:	0390-0036-0299-7596-8006

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

306 square metres

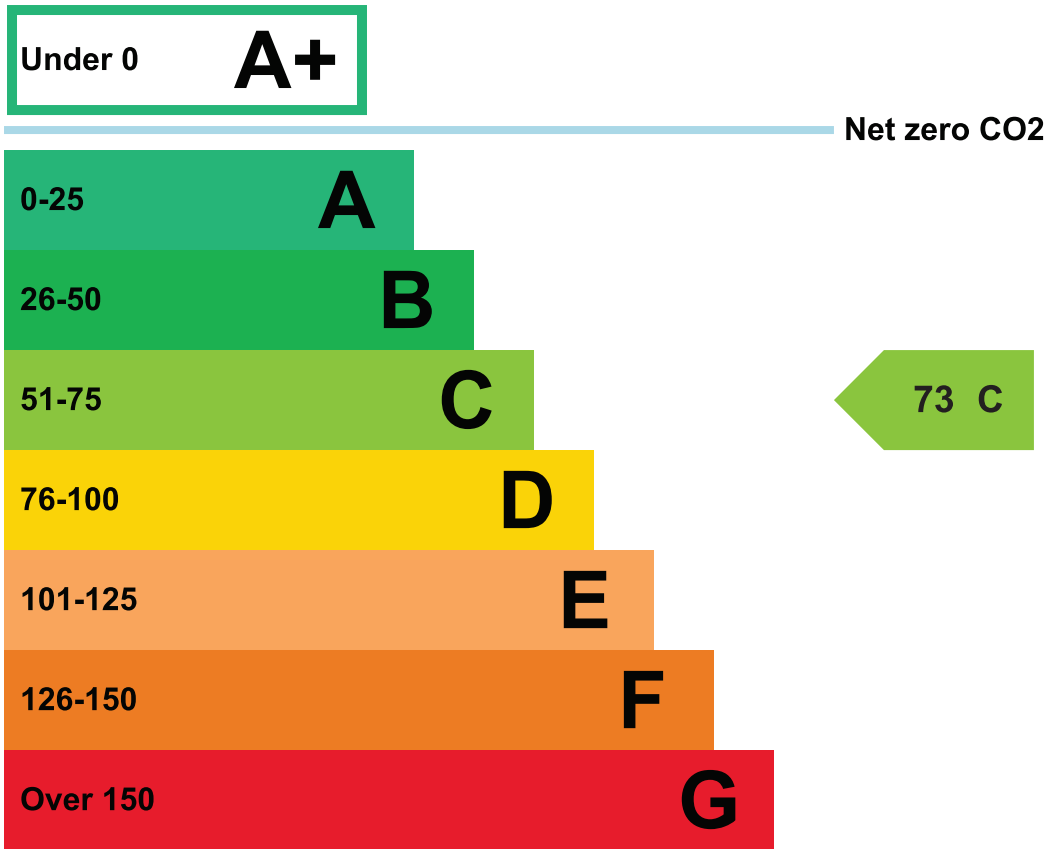
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

108.38

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(https://find-energy-certificate.service.gov.uk/energy-certificate/0960-9928-0496-0350-0070\)](https://find-energy-certificate.service.gov.uk/energy-certificate/0960-9928-0496-0350-0070).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Ian Barnhurst

Telephone

07836796149

Email

ian@compliancewestmidlands.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Stroma Certification Ltd

Assessor's ID

STRO001668

Telephone

0330 124 9660

Email

certification@stroma.com

About this assessment

Employer

Information not provided by the user

Employer address

Information not provided by the user

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

17 June 2016

Date of certificate

18 June 2016

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(https://find-energy-certificate.service.gov.uk/help\)](https://find-energy-certificate.service.gov.uk/help)

[Accessibility \(https://find-energy-certificate.service.gov.uk/accessibility-statement\)](https://find-energy-certificate.service.gov.uk/accessibility-statement)

[Cookies \(https://find-energy-certificate.service.gov.uk/cookies\)](https://find-energy-certificate.service.gov.uk/cookies)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(https://find-energy-certificate.service.gov.uk/service-performance\)](https://find-energy-certificate.service.gov.uk/service-performance)

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