Beautifully Refurbished Office/Shop Premises on Popular Far Gosford Street, Coventry

615 Sq Ft (57.13 Sq M)

32 - 33 Far Gosford Street, Coventry, West Midlands CV1 5DW

Property Highlights

• VIRTUAL VIEWING - https://my.matterport.com/show/?m=BDHnHwCpf9s
• Potential Office or Retail space, no other changes possible
• Lovingly repaired and refurbished Listed Building
• Far Gosford Street one of Coventry’s most popular streets
• Close to Coventry University and large student populations
• Visible High Street frontage

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£12,500 Per Annum
Location
Far Gosford Street is one of the few streets in Coventry where much of the historic architecture remains, following the heavy bombing of Coventry in the Second World War and is of special interest to the character of Coventry City. Strategically being situated next to the highly thought of Coventry University and in the Coventry creative quarter, along with the massive regeneration of the street over the past few years has seen it become a prime location for retailers and businesses. The street lies 500m from Coventry City Central ring road to the South and the A444 to the North East, providing easy access to the rest of the city and the national road network.

Description
The accommodation comprises the ground floor of a two storey Grade II Listed building with first floor oversailing, it is of timber frame with whitewashed brick nogging and under a tiled pitched roof. The building has been recently refurbished and repaired as part of the Far Gosford Street regeneration project, with the upper floor having been converted into residential accommodation with separate access from the rear. The ground floor space has been previously in use as an office, with two main office areas, a meeting room to the rear, toilet and kitchenette facility. The building is available for use as an office or as a retail shop, no change of use is possible past these uses.

Accommodation

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<tr>
<th>Description</th>
<th>Sq Ft</th>
<th>Sq M</th>
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<tr>
<td>Total</td>
<td>615</td>
<td>57.13</td>
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Business Rates

| Rateable Value (2017) | £8,100 |
| Rates Payable        | £0     |

This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.

Tenure
New interally repairing and insuring lease, with a communal service charge to cover any costs for the building externals.

Services Charge
The budgeted figure for this year is £600 + VAT (£160 common parts and building repairs; £440 insurance contribution). It is however expected that reality will be lower.

EPC
The building is listed so does not require an EPC.

Viewing
Strictly by appointment with the agent Bromwich Hardy.

Legal Costs
Each party is to bear their own legal and surveyors costs incurred in this transaction.
Misrepresentations Act 1967, Unfair Contract Terms 1977, Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. March 2020.
FLOOR 1

ROOM
14'9" x 18'10"
4.50 m x 5.74 m

ENTRANCE
1.52m x 5.01m

ROOM
10'7" x 10'10"
3.23 m x 3.29 m

ROOM
10'8" x 15'11"
3.25 m x 4.85 m

GROSS INTERNAL AREA
FLOOR 1: 638 sq ft, 59 m²
TOTAL: 638 sq ft, 59 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.