



To Let:

City Centre Shop

39 Smithford Way
City Centre
Coventry
CV1 1FY

Rent £34,000 per annum

76 sq.m. (818 sq.ft.) Retail Area

EPC Rating: G = 155

City Centre Restaurant/Takeaway/Cafe

To let unique opportunity for a Restaurant/Takeaway/Cafe premises in a prominent location in Coventry City Centre. The premises benefits from electric steel shutters, customer area and kitchen fittings already in place and a rear service area. An affordable well presented city centre shop. For further details contact Mr Ian Tingling on T: 024 7683 3661

39 SMITHFORD WAY, CITY CENTRE, COVENTRY, CV1 1FY

The Premises

- are arranged over ground and first floors and includes the following approximate areas and dimensions:
- have a ground floor sales area 463 sq.ft (43 sq.m)
- have a ground floor kitchen, W.C and ancillary area of 355 sq.ft (33 sq.m)
- have a first floor ancillary area, including W.C's of 1065 sq.ft t (99 sq.m)
- benefits from electric roller shutters to both the front and rear of the premises.
- benefits from already fitted customer area, plus fitted ovens (not tested, prospective tenant to satisfy their own queries) and a rear service yard.
- have an Energy Performance Rating G = 155.
- are within the Coventry City Centre Business Improvement District for which a small levy of £227.25 is payable per annum.
- Your business may be eligible for a discount under the small business rate relief scheme in England if you only occupy one property and it has a rateable value below £12,000. N.B:* The Rate Payable could be subject to Transitional Rate Relief. Uniform Business Rates 2017/18 at 47.9p in the £ and small business rate 46.6p in the £.
- For more information visit www.businesslink.gov.uk/businessrates or to check if your business would qualify contact the Council's Business Rates team T:024 7683 2522 or e-mail businessrates@coventry.gov.uk.

What it Will Cost

- Rent £34,000 per annum

Rates Payable 2017/18*	£8,621 per annum
Rateable Value 2017/18*	18,500

Terms of Tenancy

- are available to let on a minimum term of 10 years, with a rent review in the 5th year.
- the City Council will insure the building for circa £400.55 per annum (estimated) and will recover the cost from the tenant.
- the tenant is responsible for their own personal contents insurance.
- each party is to pay their own legal costs incurred in the preparation and granting of the lease.
- this property is not elected for VAT.

Use

- The property is to be used for Restaurant/ Café / Takeaway purposes within class A3 & A5 of the Town and Country Planning (Use Classes) Order 1987, as amended.

Information

For further information or to arrange a viewing, please contact Ian Tingling on:-

T: 024 7683 3661

e: ian.tingling@coventry.gov.uk

If you need information in another format
or language please contact us.

e-mail: commercial.property@coventry.gov.uk



Additional Pictures 1

Misrepresentation Act 1967

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