

Coventry

33 Parkside, Coventry, CV1 2NE

Fitted Unit To Let



AVISON
YOUNG

33 Parkside, Coventry, CV1 2NE



Quoting Rent
£20,000 pax



Size
945 sq ft



Prominent location
Situated on the ground floor of premium student accommodation



Planning
Suitable for a range of uses within Class E (subject to planning)



Demographics
30,000 + students at Coventry University

28,000 + students at the University of Warwick, Coventry campus

Location

Coventry is the 11th largest city in the UK with a population in excess of 350,000. The city is located 19 miles south east of Birmingham, 24 miles southwest of Leicester and 11 miles north of Warwick.

Ground floor unit situated underneath a 262 room premium and luxury student accommodation with frontage onto Parkside. The site adjoins UNINN Infinity student accommodation which provides c. 600 beds with numerous other purpose built student accommodation schemes in very close proximity. The premises further benefits from close proximity to the University Technology Park and Hotel Ibis, situated on the opposite side of Parkside.

Description

Semi fitted café premises arranged over ground floor providing the following approximate internal floor area:

| Floor | Area (sq ft) | Area (sq m) |
|--------|--------------|-------------|
| Ground | 945 | 87.8 |

Lease Terms

Available by way of a new lease, terms to be agreed.

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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 that the property is assessed as follows:

| | |
|------------------------|---------------|
| Rateable Value: | £7,600 |
| UBR: | 49.9p |

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

EPC

An EPC certificate has been commissioned. Please make contact for further details.

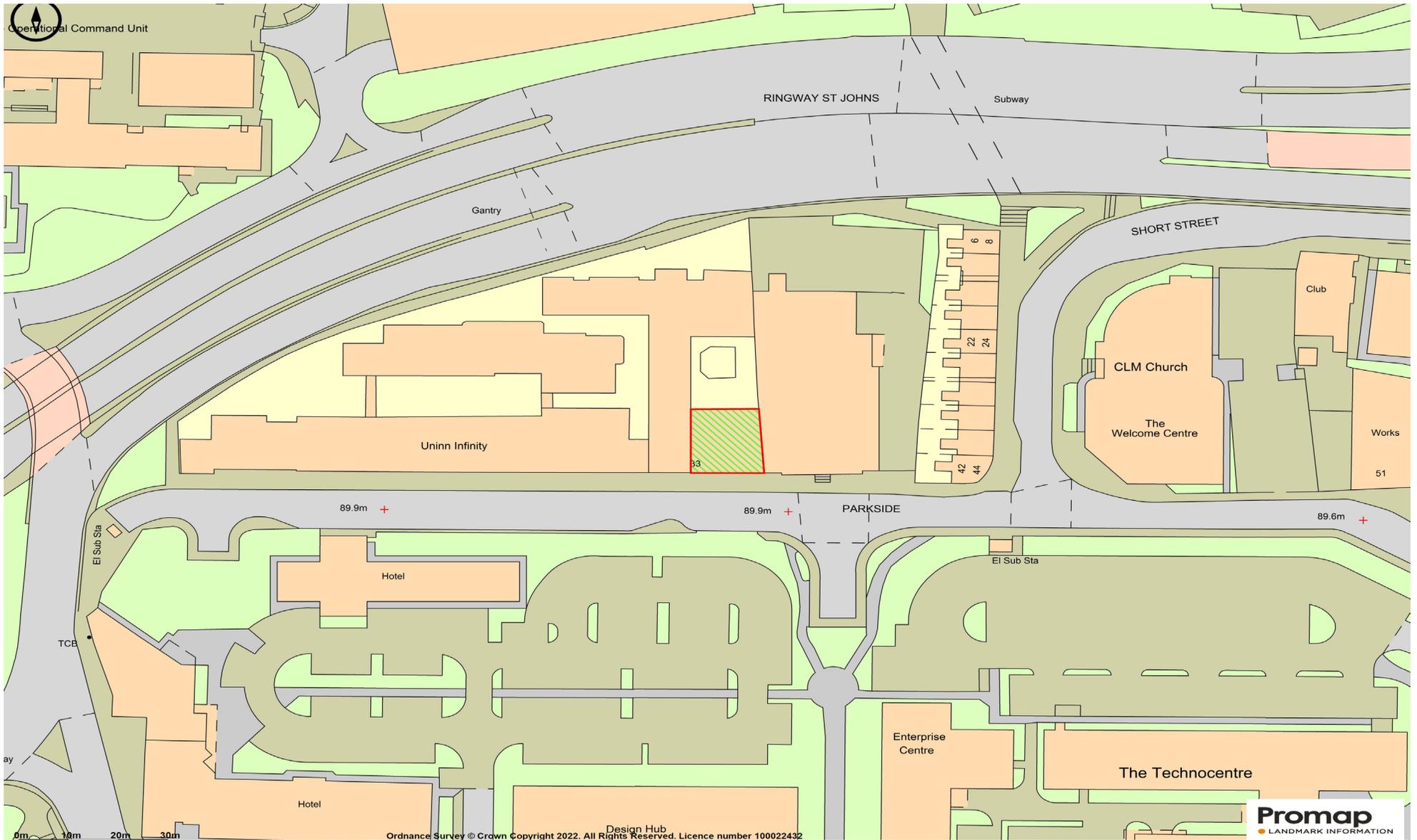
Legal Costs

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.

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To find out more, please contact:

Sam Bellamy

+44 (0)121 609 8181

+44 (0)7827 079762

Sam.bellamy@avisonyoung.com

Netta Spafford

+44 (0)121 609 8249

Netta.spafford@avisonyoung.com

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