



71 Hertford Street, Coventry, CV1 1LB

TO LET/FOR SALE - LONG LEASEHOLD PRIME CITY CENTRE RETAIL

Summary

Tenure	To Let / For Sale
Available Size	6,392 sq ft / 593.84 sq m
Rent	Rent on application
Price	Offers in the region of £550,000
Rateable Value	£66,500 Rateable Value as from 1 April 2023
EPC Rating	C (68)

Key Points

- Situated on the edge of Broadgate retail area in Coventry City Centre
- Within walking distance of the bus and train stations
- Suitable for a range of uses subject to planning

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Location

The property is prominently located in Coventry City Centre, immediately to the south of Broadgate, one of the city's main pedestrianised areas and home to the statue of Lady Godiva.

Hertford Street is pedestrianised and runs southward towards Warwick Row and onto the railway station so is easily accessible. Northwards from Hertford Street lies Broadgate and beyond that the West Orchards Shopping Centre and bus station.

Other occupiers within the immediately surrounding area include Ryman, Oxfam, Deichmann and Yorkshire Building Society.

Description

The property comprises a mid-terraced ground floor retail unit with ancillary storage together with a secure rear loading bay area accessed from Greyfriars Lane.

71 Hertford Street was for many years the main Post Office in central Coventry and the name can still be seen above the main entrance area.

Accommodation

Net Internal Area (NIA)

Description	sq ft	sq m
Ground Floor Retail	2,531	235.14
Ground Floor Office/Ancillary	2,135	198.35
Basement Storage	1,726	160.35
Total	6,392	593.84

Tenure

The property is held on a long leasehold basis, with the Lease being for 150 years from 3 December 2003 at a rent of "one peppercorn (if demanded)".

Price

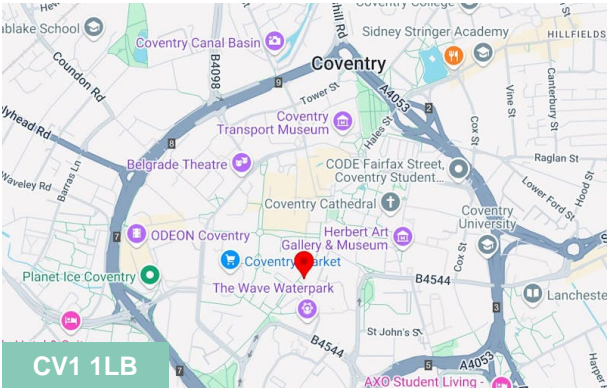
£550,000

Rent

Upon application.

Money Laundering

In accordance with Anti Money Laundering two forms of ID and confirmation of source of funding shall be required.



Viewing & Further Information



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