



Small Fries Day Nursery, Hertford Place, Coventry, CV1 3JZ

FOR SALE/TO LET

Summary

Tenure	To Let / For Sale
Available Size	7,216 sq ft / 670.39 sq m
Rent	£87,500 per annum
Price	£650,000
Rateable Value	£47,750 (2023)
EPC Rating	C

Key Points

- Excellent ring road position
- Outside space
- Semi-fitted day nursery space
- Available immediately

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Location

The property is situated near to the city centre, overlooking Croft Road to the front at its junction with a slip road off the A4053 Coventry Ring Road. Hertford Place is the access road to the property to the rear which is a cul-de-sac.

The immediate area comprises mainly student type housing with some commercial properties.

Description

The property comprises a former night club and most recently a children's day nursery. It was constructed approximately 45 years ago and is over three storeys within a brick walled, concrete and/or steel frame and flat roof building. There is a storage area at basement level and an outside play area to the side of the building.

Accommodation

We understand the property has the following approximate Net Internal Area (NIA):

Description	sq ft	sq m
Ground Floor	3,372	313.27
First Floor	3,673	341.23
Second Floor	171	15.89
Total	7,216	670.39

Business Rates

Rateable Value (2023): £47,750

Services

Mains electricity, water and drainage are all connected to the property.

Tenure

The premises are available on a new equivalent Full Repairing & Insuring Lease for a term of years to be agreed.

Local Authority

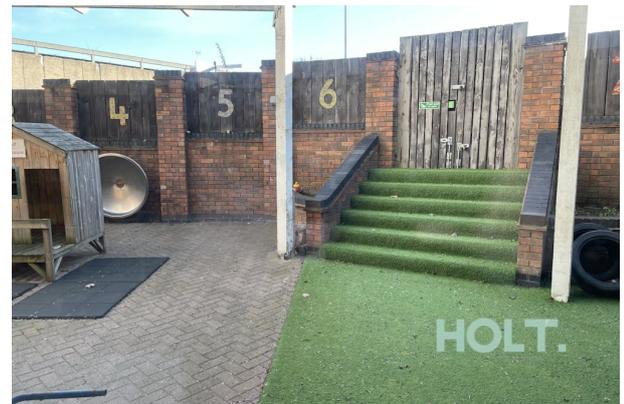
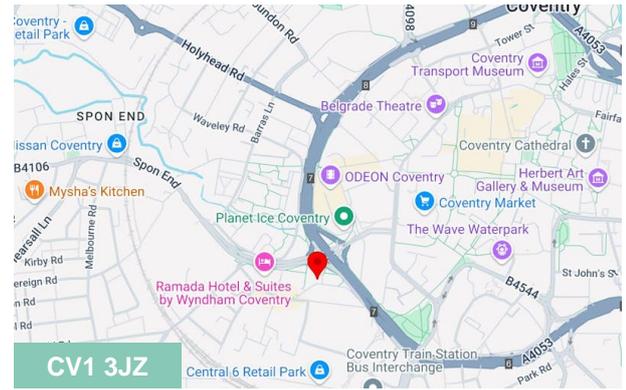
Coventry

Price Details

Rent: £87,500 per annum exclusive (subject to contract).

Long Leasehold Interest: £650,000 (subject to contract).

Further details are available on request.



Viewing & Further Information



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