To Let:

**Storage**

Unit 1, rear of Union Buildings
New Union Street
Coventry
CV1 2HN

Rent £600 per annum

EPC Rating: N/A

**City Centre Small Lock up Storage unit**

To let city centre based small lock up storage unit situated in prominent position with the City’s professional quarter. Easy access via Union Buildings service area. For further details please contact Lee Pemberton T: 024 7683 2788
STORAGE UNIT 1, REAR OF UNION BUILDINGS, NEW UNION STREET, COVENTRY, CV1 2HN

The Premises

- are suitable for storage only.
- are situated in the City Centre to the rear of the City's estate agents/professional quarter.
- are close to the Central Police Station, Law Courts, Civic Centre council offices, Severn Trent.
- have a single bulb light fitting.
- have a service area for loading and unloading.
- do not require an Energy Performance Rating.
- are within the Coventry City Centre Business Improvement District for which an annual levy of approx. £152.90 is payable.
- 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. Small business rate relief is calculated at 100 per cent on properties up to £6,000 and a tapering relief from 100 per cent to 0 per cent for properties up to £12,000 in rateable value N.B.* The Rate Payable could be subject to Transitional Rate Relief. Uniform Business Rates 2016/17 at 49.7p 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

<table>
<thead>
<tr>
<th>Rent</th>
<th>£600   per annum</th>
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<tr>
<td>Rates Payable 2016/17*</td>
<td>£ TBC per annum</td>
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Terms of Tenancy

- The length of lease is flexible.
- The security of tenure provisions (section 24-28 of the Landlord & Tenant Act 1954) are to be excluded from the lease.
- The Tenant to be responsible for the premises and subsequently for all repairs and maintenance to the interior and exterior.
- The council will provide comprehensive insurance for the structure of the premises, the premium is recovered by from the tenant on an annual basis.

Use

- The premises is to be used for retail purposes within class of the Town and Country Planning (Use Classes) Order 1987, as amended.
Information
For further information or to arrange a viewing, please contact Lee Pemberton on:-
T: 024 7683 2788
e: lee.pemberton@coventry.gov.uk

Business support is available from our partners the Chamber of Commerce.

Coventry and Warwickshire Chamber of Commerce provides a range of support and advice to businesses, including financial management, business growth, diversification and marketing. For more information please call 024 7665 4321 or visit www.cw-chamber.co.uk

Contact Details
Commercial Property Management
Floor 9, Civic Centre 4
Much Park Street
Coventry
CV1 2PY
e: commercial.property@coventry.gov.uk

If you need information in another format or language please contact us.
e-mail: sonia.macleuch@coventry.gov.uk

Misrepresentation Act 1967
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