To Let:

**Office**

1a Samuel Hayward House
Roseberry Avenue
Coventry
CV2 1QR

Rent £2,750 per annum

62 sq.m. (668 sq.ft.)

EPC Rating: F = 138

**Single Storey office/Day Centre**

To Let single storey office/day centre premises fronting Roseberry Avenue, Bell Green. The premises benefit from a large service area to the rear for car parking. For further details T:- 024 7683 2788
The Premises

- are ground floor only.
- are located in a residential area approximately 3 miles from Coventry City Centre.
- comprise of offices, kitchen and DDH compliment toilets.
- benefit from a large service area to the rear.
- are offered to let as seen.
- 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 £2,750 per annum

  TOTAL £2,750 per annum

Terms of Tenancy

- a minimum term of six months - upwards are available.
- flexible lease terms are available.
- the tenant will take the premises as existing and will be responsible for all works necessary to make them fit for the proposed use. A rent free period may be considered.
- the tenant will be responsible for internal repairs and decoration to the property, including the glass, doors, alarms and sanitary and water apparatus.
- both parties to be responsible for their own legal costs incurred in preparing and completing the lease.
- the permitted use is a D1, other suitable uses will be considered subject to formal planning permission for a change of use.
- applications should be submitted via email, giving the applicants name, address and telephone number, details of the proposed use, the length of lease required together with any relevant information eg. business experience in support of the application.
- The premises are currently within class D1 of the Town and Country planning (use classes) Order 1987, as amended. For a change of use planning permission is required.
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

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

Misrepresentation Act 1967
These details are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise as to the correctness of each item. Neither the City Council nor any person in their employ has authority to make or give any representation or warranty whatsoever in relation to the property/development. All verbal statements made in the course of negotiation are made on the same understanding. These particulars do not form part of any contract. All plans are crown copyright.