



# Wareing & Company

## TO LET

**Refurbished Detached premises with Office and Class D1 planning consent. Storage at rear and car park**



**1 MILL STREET, COVENTRY, CV1 4DF**

**5,005 sq ft (464.95 sq m)**

- Detached two storey Office / Class D1 building with private car park.
- Open plan and extensively refurbished a few years ago with further cosmetic improvements just completed.
  - Low assessment for Business Rates.
- Suitable for a variety of uses including offices, consulting rooms, day nursery, training and religious purposes.
  - Only a short walk to the City Centre.

**RENT: £40,000 per annum (No VAT)**

**Telephone 01926 430700 / Fax 01926 430290**

**38 Hamilton Terrace, Holly Walk,**

**Leamington Spa Warwickshire CV32 4LY**

**[www.wareingandcompany.co.uk](http://www.wareingandcompany.co.uk)**

## Location

Mill Street runs between Middleborough Road and Abbots Lane just off Barras Lane / Coundon Road on the north western edge of Coventry City Centre.

The immediate vicinity is predominantly residential so very quiet yet very accessible as the A4053 ring road is within a short drive and the City Centre and bus stops can be easily reached on foot. Alvis Retail Park is just over half a mile away and includes Morrisons superstore.

## Description

The subject property comprises a detached two storey building of brick construction beneath a flat roof with a single storey entrance lobby with external roller shutters to the two largest windows. At the rear is an attached warehouse on a steel portal frame with an insulated even-pitch roof, an eaves height of 15' 9" (4.18m), electric heater and sliding metal concertina door. As well as providing excellent storage facilities, it could also be used for secure parking in addition to the private fenced car park which it is accessed off.

The property was extensively refurbished a few years ago when new UPVC double glazed windows were installed along with a gas fired central heating system to radiators (with separate boilers for each floor), a ground floor kitchen, toilets (including disabled) and suspended ceilings with fluorescent lighting. A dilapidation claim against the outgoing tenant has just been completed and works carried out include internal and external redecoration, steam cleaning of the carpet tiles on the ground floor and provision of reports for the electrics and central heating system.

In addition to the ground floor kitchen and WC facilities, there is an additional first floor kitchen and WC with shower cubical and vertical window blinds throughout the building. Interconnecting doors at ground level lead into the adjacent extensive storage area / secure parking facility.

The premises have recently been used as a community training and meeting centre with offices which fall under a mixed Class B1a and Class D1 use. As such, they would also be suitable for offices throughout, a clinic, health centre and medical consulting room purposes, a day nursery, place of worship and for educational purposes.

## Accommodation

	<i>Sq ft</i>	<i>Sq M</i>
<b><u>Ground Floor</u></b>		
Offices / Meeting Area	2,017	187.41
Warehouse	1,034	96.04
<b><u>First Floor</u></b>		
Office / lounge areas	1,954	181.50
<b>Total</b>	<b>5,005</b>	<b>464.95</b>

## Outside

There are 10 car spaces within the private fenced and gated car park plus free on-street all day parking immediately outside the property on Mill Street.

## Services

All main services are connected to the premises but neither the landlord nor the agent can provide any guarantees or warranties in relation to their condition. Gas fired central heating to radiators is via separate boilers for the ground and first floors respectively.

## Planning

Planning consent was granted on 25<sup>th</sup> March 2014 for a change of use from offices and warehouse to offices and community training and meeting centre falling within a mixed Class B1a / D1 use. Conditions were attached to the consent which relate, we understand, to hours of use due to the potential for music to be played in the venue during certain hours. We expect these conditions can either be widened or removed altogether if the building is to be occupied in alternative ways.

## Lease Terms

A new full repairing and insuring lease will be granted for a term to be agreed with the letting being taken outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

## Rent

£40,000 per annum exclusive of business rates, building insurance, utilities and all other outgoings and payable quarterly in advance.

## VAT

VAT will not be payable in addition on the rent.

## Business Rates

Rateable Value	£14,750
Rates Payable	£7,242 (2019/20)

For eligible occupiers, transitional and small business rate relief may be available. For further details, please liaise with the Non-Domestic Rates Department at Coventry City Council on 02476 832525.

## EPC Rating

Band C (71)

## Legal Costs

Each party will be responsible for their own legal costs incurred this matter.

## Viewing

Strictly by prior appointment through the sole letting agents:-

**MARK THOMPSON MRICS**

**Email: [mark.thompson@wareingandcompany.co.uk](mailto:mark.thompson@wareingandcompany.co.uk)**

**Tel: 01926 430700**

### **IMPORTANT NOTICE**

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:-

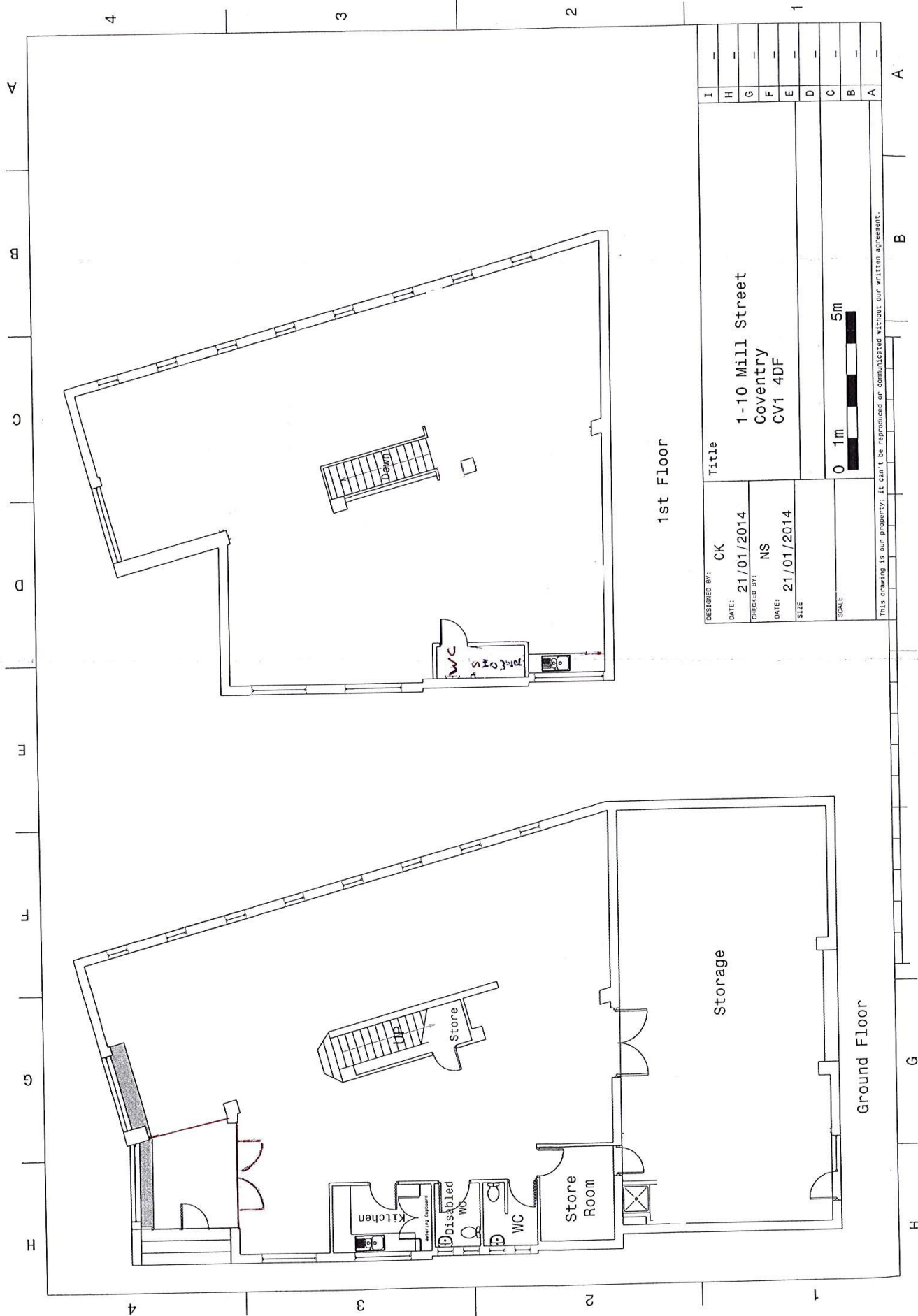
All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors. Information on rating assessments and Town & Country planning matters has been obtained by verbal enquiry from the appropriate Local Authority. Prospective purchasers / lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition. No investigations have been made to verify if any equipment, plant, machinery or services in or on the premises are compliant. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

Please note that these particulars are issued in good faith but without responsibility. These particulars are issued on the distinct understanding that all negotiations are concluded through Wareing & Company. The property is offered Subject to Contract and it still being available at the time of enquiry and that no responsibility can be accepted for any loss or expenses incurred in viewing. Wareing & Company for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as general outline only for the guidance of intending purchases or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them, (iii) no person in the employment of Wareing & Company has any authority to make or give any representation or warranty in relation to this property, (iv) all rentals and prices are quoted exclusive of VAT.









DESIGNED BY: CK		Title	
DATE:	21/01/2014	1-10 Mill Street Coventry CV1 4DF	
CHECKED BY:	NS		
DATE:	21/01/2014		
SIZE		SCALE	
		0 1m 5m	
		This drawing is our property; it can't be reproduced or communicated without our written agreement.	



