

LOVEITTS

SINCE 1843

Loveitts Commercial

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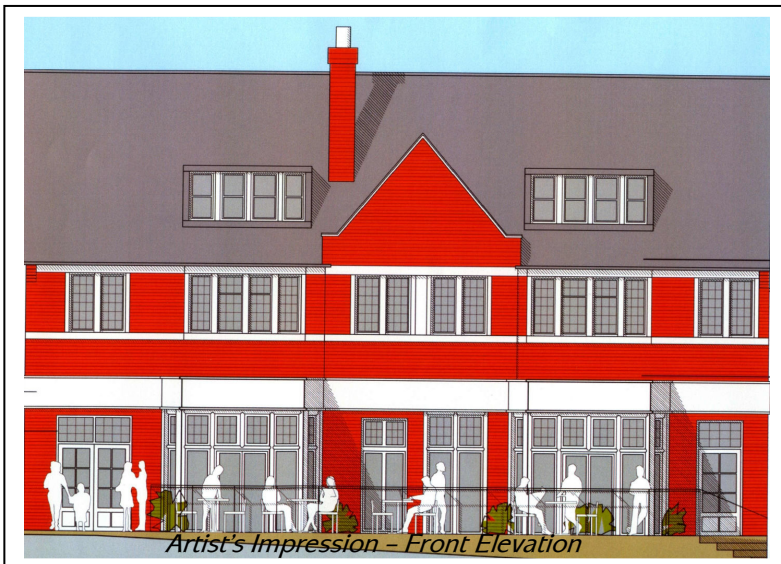
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TO LET

LARGE RETAIL/RESTAURANT UNIT(S) IN THE HEART OF COVENTRY'S NEW CREATIVE QUARTER

**THE HAND AND HEART
120 FAR GOSFORD STREET
COVENTRY CV1 5EA**



- Unit 1 - Ground Floor 1164 ft²
Basement 1098 ft²
- Unit 2 - Ground Floor 749 ft²
Basement 424 ft²
- Units 1 and 2 Can Be Combined
to Provide One Unit

LOCATION

Located in the centre of Coventry's historic Far Gosford Street (FARGO) the newly restored Hand and Heart offers operators the opportunity to achieve early representation in a major regeneration project.

On the edge of the City Centre and the University Campus FARGO is already the location of some of the City's most interesting restaurants and speciality shops.

Known as the Council's Creative Quarter and partway into a £20 million investment programme the next couple of years will see the street rejuvenated, yet retaining the best of its edgy urban feel.

Next to the main car park, which will link directly to the planned 'village' Festival Market Place, the location is one of the best in the street.

The Hand and Heart, Far Gosford Street, Coventry

DESCRIPTION

The Hand and Heart comprises a detached former 1920's pub which has been totally converted to provide lettable areas for new businesses on the ground and basement areas whilst the living accommodation on the upper floors will be separately let.

The property is being fully restored with completion of works in September 2009.

Ground floor retail space is currently a shell but can be divided and partially fitted out to suit occupier requirements. The building has attractive stone mullioned windows and a good floor to ceiling height of 3.45m.

Glazed entrance doors and an external deck area fronting onto the street will complete the attractive appearance.

Huge basement areas allow potential trading on two levels or ancillary accommodation and storage etc.

ACCOMMODATION

Unit 1

Ground Floor **108.2 M² (1164 Ft²)**

Basement Area **102 M² (1098 Ft²)**

Unit 2

Ground Floor **69.59 M² (749 Ft²)**

Basement Area **39.4 M² (424 Ft²)**

Each unit has direct public access from Far Gosford Street and service access from the rear, where there is a commercial refuse area.

Car parking will be provided.

Internally the accommodation will be presented to a shell finish with prospective tenants being responsible for fit out to an approved specification.

SERVICES

All mains services are connected.

RATING

The property will be re-assessed for business rate purposes following occupation.

LEASE TERMS

A new lease will be granted for the whole accommodation or alternatively, two separate leases for Units 1 and 2. These will be of flexible duration and will be held on tenant's effective full repairing and insuring terms.

The Hand and Heart, Far Gosford Street, Coventry

INITIAL RENTS

Unit 1 - £21,500 per annum exclusive

Unit 2 - £11,500 per annum exclusive

LEGAL COSTS

The ingoing tenant will be responsible for the Landlord's reasonable legal costs and Stamp Duty.

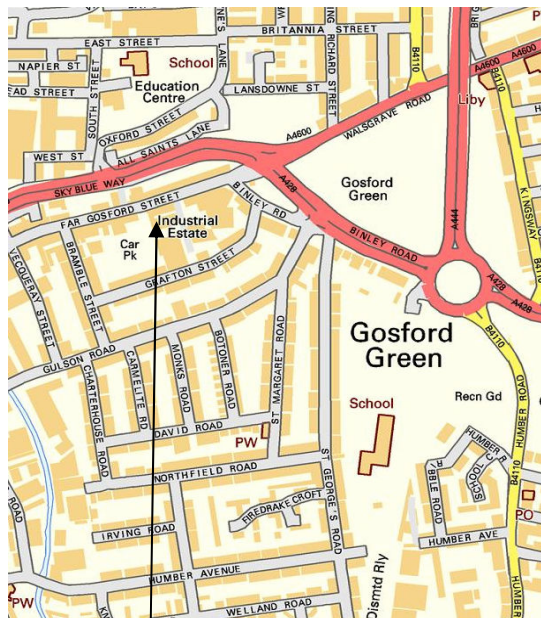
VIEWING

Strictly by arrangement with:-

LOVEITTS COMMERCIAL (Ref. DFRR)

Telephone: 024 7622 8111

e-mail: coventry.commercial@loveitts.co.uk



Subject
Property for
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purposes only

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