



Beech House
16 The Strand
Bromsgrove
B61 8AB

☎ 01527 578820

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www.apretail.co.uk

COVENTRY
34 Prior Deram Walk
CV4 8FT

PROMINENT SHOP TO LET IN LOCAL PARADE

LOCATION

The shop is located in a prominent position on Prior Deram Walk opposite to the new **Barratt's** residential development, **Deram Park**, which is seeing in excess of 200 houses being built. Adjacent occupiers include **Rainbow Chinese Takeaway**, **Goody's Chicken Takeaway**, **Nisa Local**, **Henry's Estate Agents**, **Manor Pharmacy** and **Premier Convenience Store**.

ACCOMMODATION

The premises comprise of a ground floor retail sales area, rear storage and servicing.

DIMENSIONS

Internal width	14' 10"
Shop depth	30' 0"
Ground floor sales	445 sq ft
Ground floor stores and staff	135 sq ft

LEASE

An effective full repairing and insuring lease will be granted for a minimum term of 5 years with a tenant only break clause at the 3rd year on providing no less than 6 months' prior written notice.

RENT

£9,950 per annum exclusive

Please note rent payments will be subject to VAT.



RATING ASSESSMENT

Rateable value	£4,150.00	
Rates payable	£1,992.00	(2018-19)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited
Tel: 01527 578820
Email: info@apretail.co.uk

ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

September 2018