

For Lease

Convenience Store

# Westmede Centre

Coventry, CV5 9AF

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

9,581 Sq Ft  
£78,270 Per Annum



## Key Features

- Large Rear Car Park
- Open Floor Plan
- Service Lift and Loading Bay
- Fridge/Freezer On site
- Retail use/Class E



Westmede Centre, Coventry, CV5 9AF



02476 308900



office@bromwichhardy.com

[www.bromwichhardy.com](http://www.bromwichhardy.com)





## Location

Located in Westmede Centre, CV5 9AF the property is in close proximity to transit links on Winsford Ave and Whitaker Road. Close proximity to St Christopher Primary School and Wilfred Spencer Centre. The property benefits from a population of 14,771 in a 1km radius (as of 2020).

Google Maps Link:  
<https://maps.app.goo.gl/wYsWaxNv7WkSDVYs5>

## Description

Convenience store with a large car park located in Westmede Centre. The property benefits from a rear loading bay, service lift and 1st-floor storage area. Currently, there is a fridge and freezer in situ. The first floor contains staff kitchens, W/C and change rooms. The property sits on a 0.63-acre site.

## Accommodation

Area	Sq Ft	Sq M
Ground Floor Areas	6,928	643.61
First Floor Areas	2,653	246.46
<b>Total</b>	<b>9,581</b>	<b>890.07</b>

## Business Rates

Current Rateable Value: £80,000  
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/236746222>

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## Tenure

The property is available on a lease to be agreed.

## EPC

Available upon request.

## VAT

This property is registered for VAT (Value Added Tax).

**Westmede Centre, Coventry, CV5 9AF**

With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

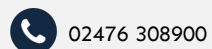
02476 308 900

07806 767 073

[caine.gilchrist@bromwichhardy.com](mailto:caine.gilchrist@bromwichhardy.com)



Westmede Centre, Coventry, CV5 9AF



02476 308900



[office@bromwichhardy.com](mailto:office@bromwichhardy.com)

[www.bromwichhardy.com](http://www.bromwichhardy.com)