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VIEW ONLINE

## PROMINENT COMMERCIAL UNIT TO LET




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## 83 GULSON ROAD, COVENTRY, CV1 2HS

To Rent: £14,000 per annum

355 sq ft (32.98 sq m)

## Description

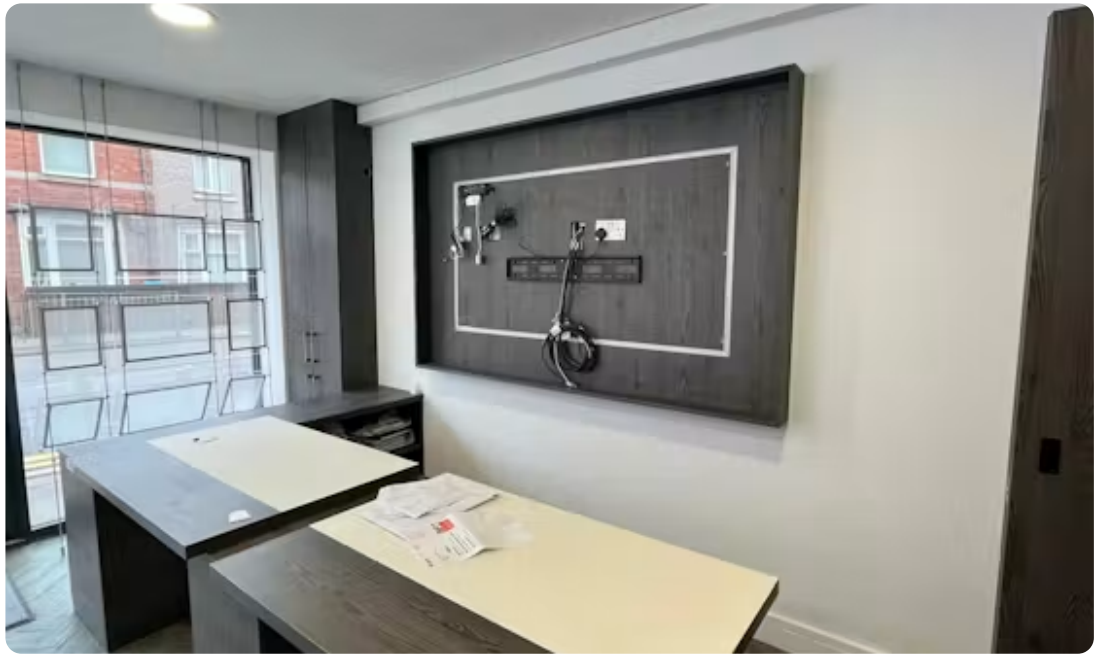
83 Gulson Road offers a well proportioned, highly visible commercial unit in one of Coventry's busiest central corridors. The modern frontage and large display windows provide strong branding potential and a bright, welcoming interior.

The layout, formerly an estate agency, supports both customer facing use and private workspace, with a flexible floorplan suitable for a wide range of businesses.

The premises includes a high quality fit-out, featuring a modern kitchen with integrated oven and hob, and a WC with a shower cubicle.

With strong roadside presence and steady footfall from students, residents, and commuters, 83 Gulson Road offers a practical, adaptable, and prominent base in a central Coventry location.





## Summary

- Prominent roadside frontage
- Large display windows
- Suitable for a variety of uses
- Close proximity to Coventry University
- Excellent transport access
- Frontage onto busy road

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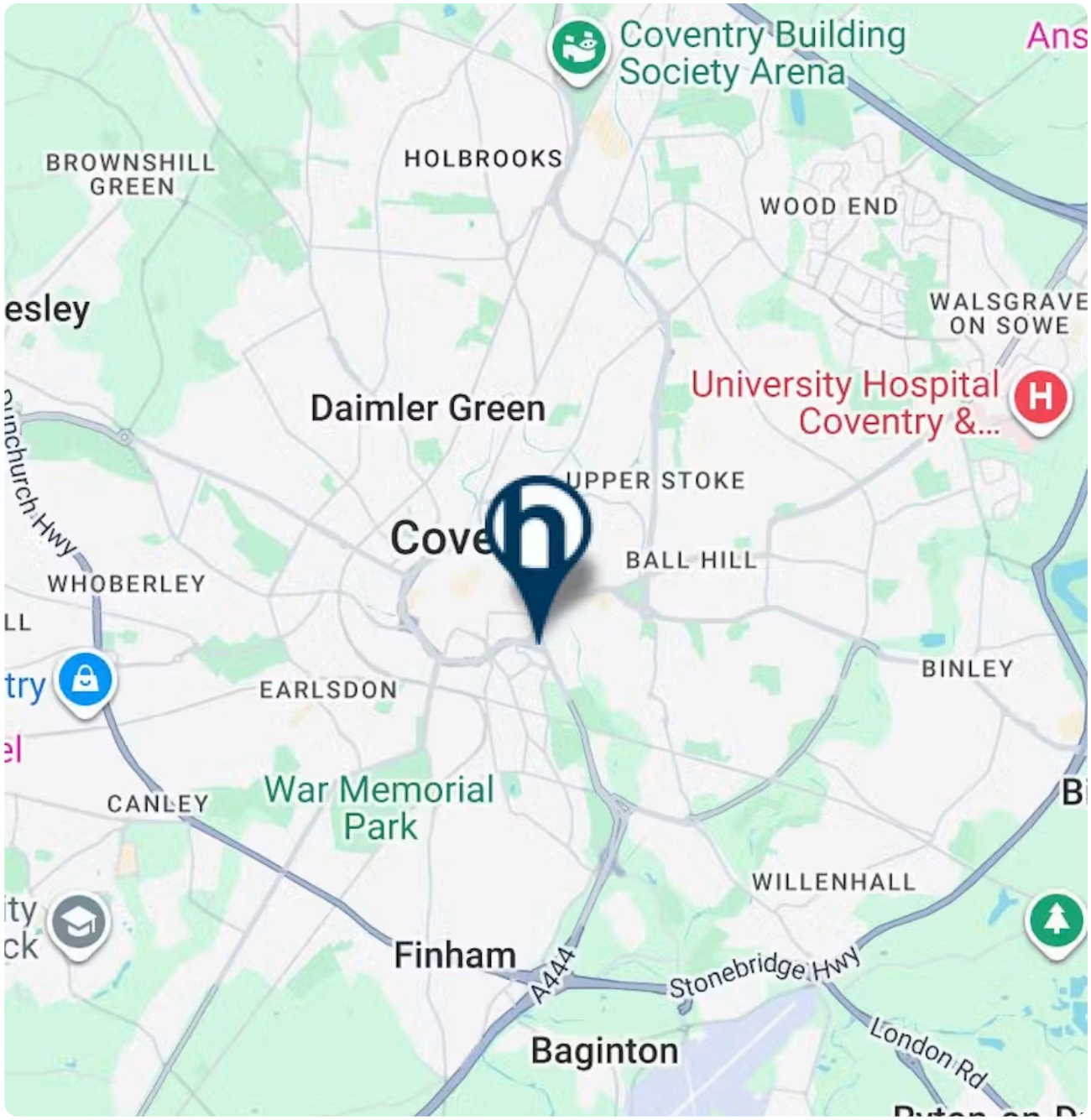
83 Gulson Road occupies a prominent position in Coventry's CV1 district on a well used route linking the city centre with Coventry University and nearby residential neighbourhoods. The location benefits from consistent footfall from students, professionals, and local residents, creating a strong and reliable customer base throughout the day.

The surrounding area features a mix of independent retailers, food outlets, student accommodation, and essential local services, giving the property excellent visibility and commercial appeal.

Coventry University's main campus is only a short walk away, making the site particularly attractive to operators targeting the student market or a young, high density demographic.

Transport links are strong, with regular bus services along Gulson Road and quick access to the city centre, the ring road, and major commuter routes. Daily amenities including supermarkets, cafés, gyms, and medical services are all close by.

The property sits approximately 500m from the Coventry City Central ring road to the south and the A444 to the northeast, providing convenient access across the city and to the wider national road network.




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## Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.

























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## GALLERY









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GALLERY










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## TERMS

New lease available with terms to be agreed.

## VAT

VAT is applicable.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## LEASE

Internal repairing lease, tenant will be responsible for all usual outgoings.

## EPC

EPC rating B.

## BUSINESS RATES

Current rateable value is £4,250.

## RENT

£14,000 per annum

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

## CONTACT




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