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VIEW ONLINE

# HISTORICAL CAFE / OFFICE PREMISES

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## 3 CASTLE YARD, HAY LANE, COVENTRY, CV1 5RF

To Rent: £32,500 per annum  2,279 sq ft (211.73 sq m)

## Description

3 Castle Yard comprises a ground floor unit suitable for use as a cafe, shop or restaurant, alongside good quality office accomodation on the first floor and basement levels. The ground floor is fitted with a service counter and light kitchen facilities. The offices are a mix of meeting rooms and cellular office accommodation, with good quality partitions throughout.

## Summary

- High quality cafe / restaurant / retail premises
- Good quality office accommodation of the first floor and basement
- A stone's throw from Coventry Cathedral
- City Centre location
- Rich historical setting

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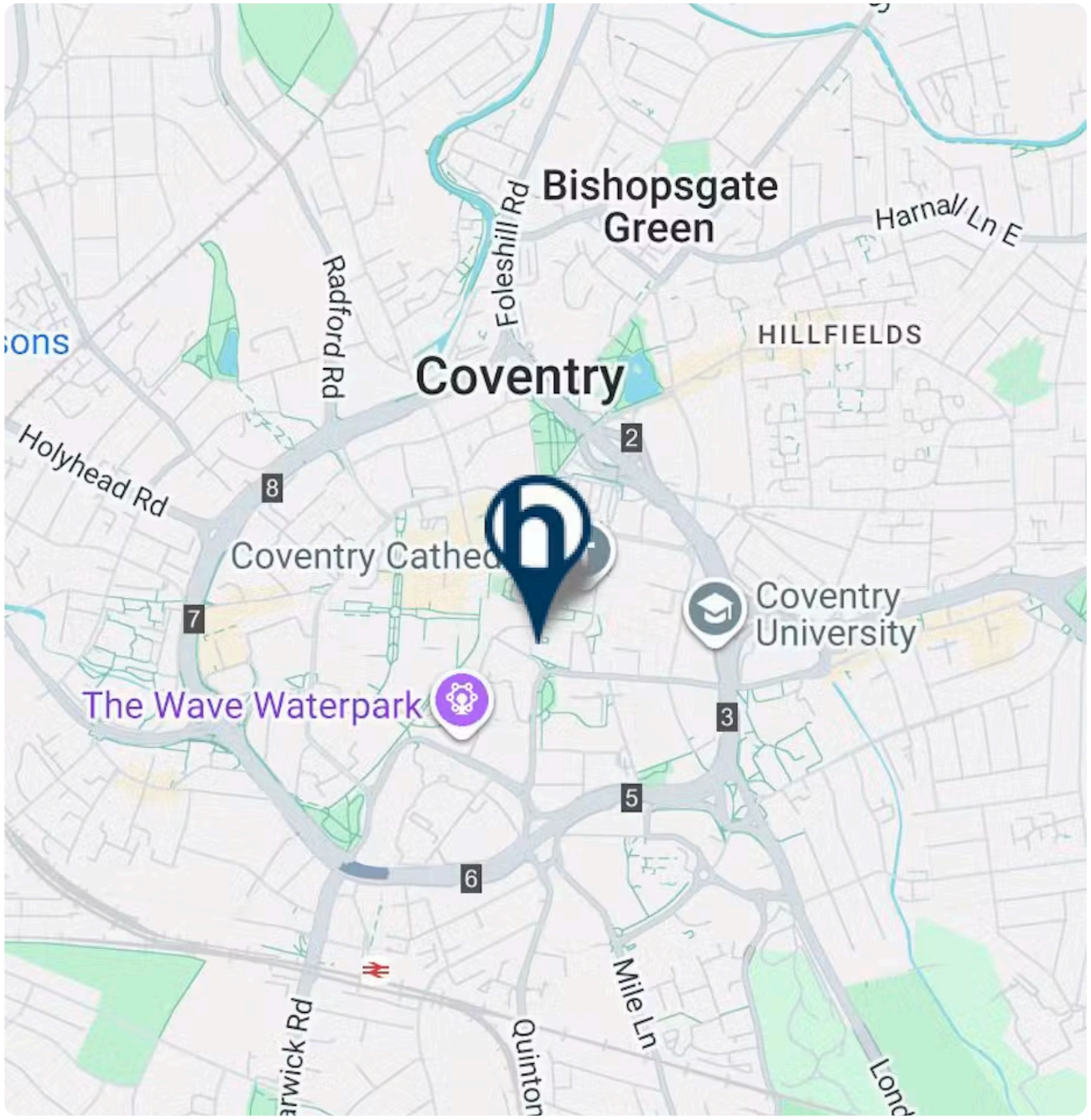
## Location

The property is situated in the heart of historic Coventry, on a picturesque courtyard setting. Coventry Cathedral and Cathedral Ruins are less than a minute's walk away, making the property an ideal amenity for visitors. Castle Yard is accessed via Hay Lane and Bayley Lane, which connects directly to Broadgate and Cathedral Lanes.

## Connectivity

- Salt Lane Car Park (4 minute walk)
- Coventry Station (14 minute walk)
- Broadgate / Upper Precinct (3 minute walk)

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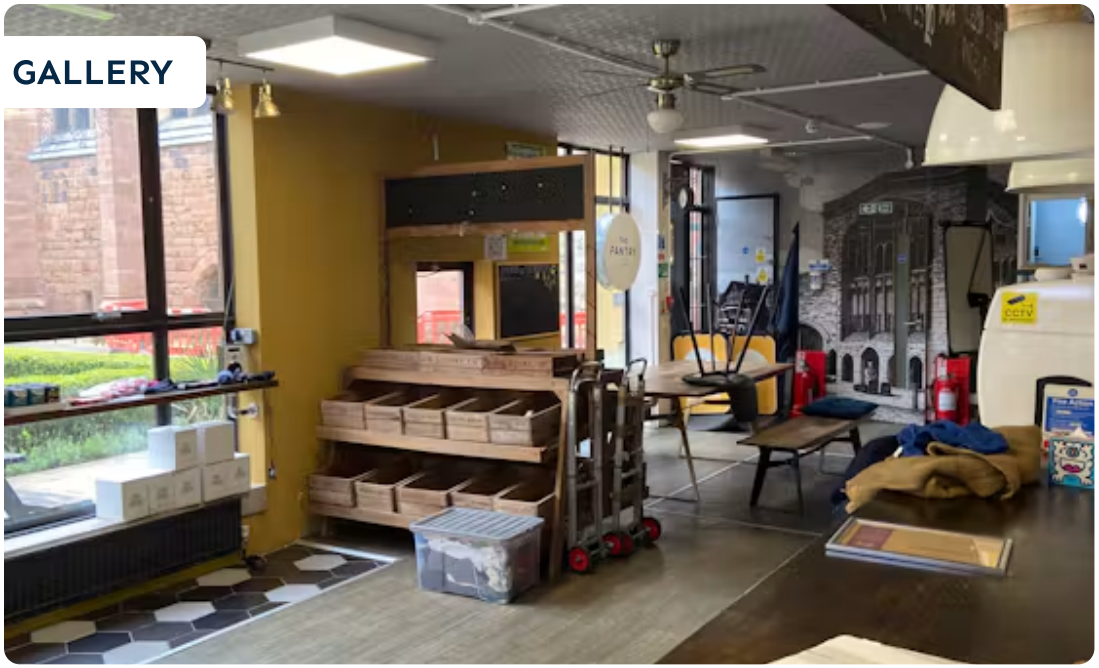
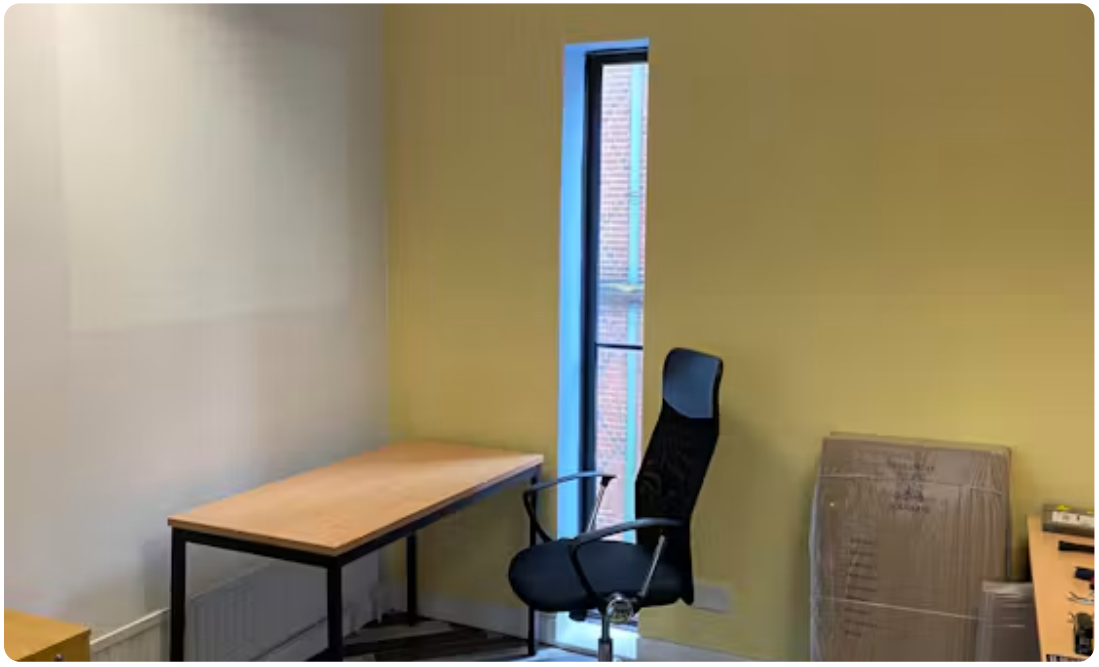
## GALLERY





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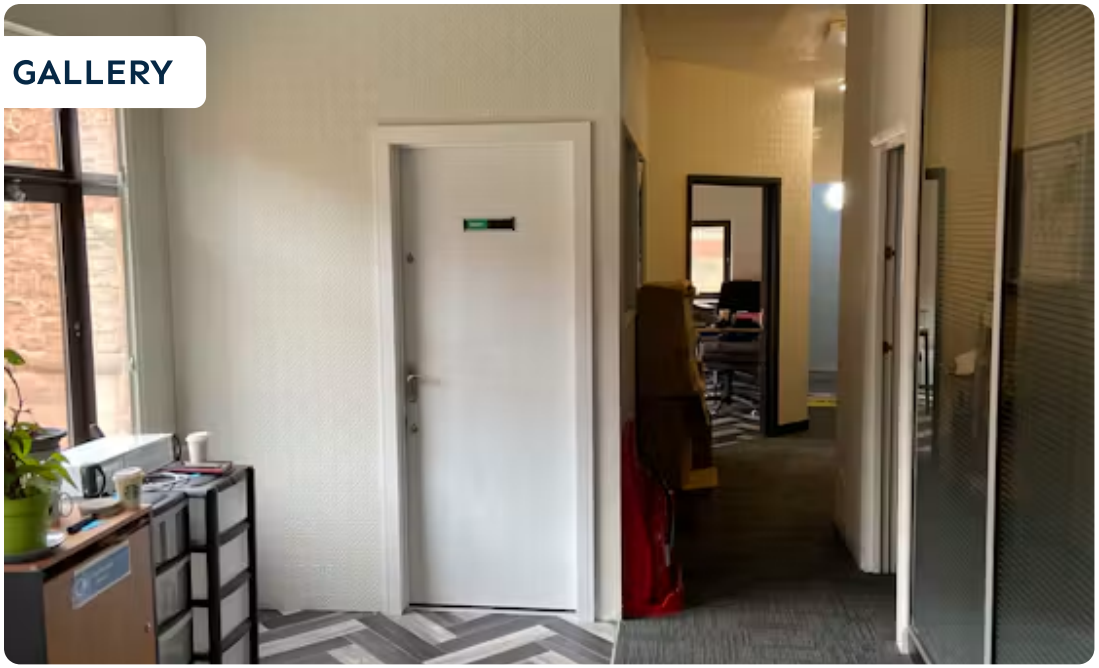

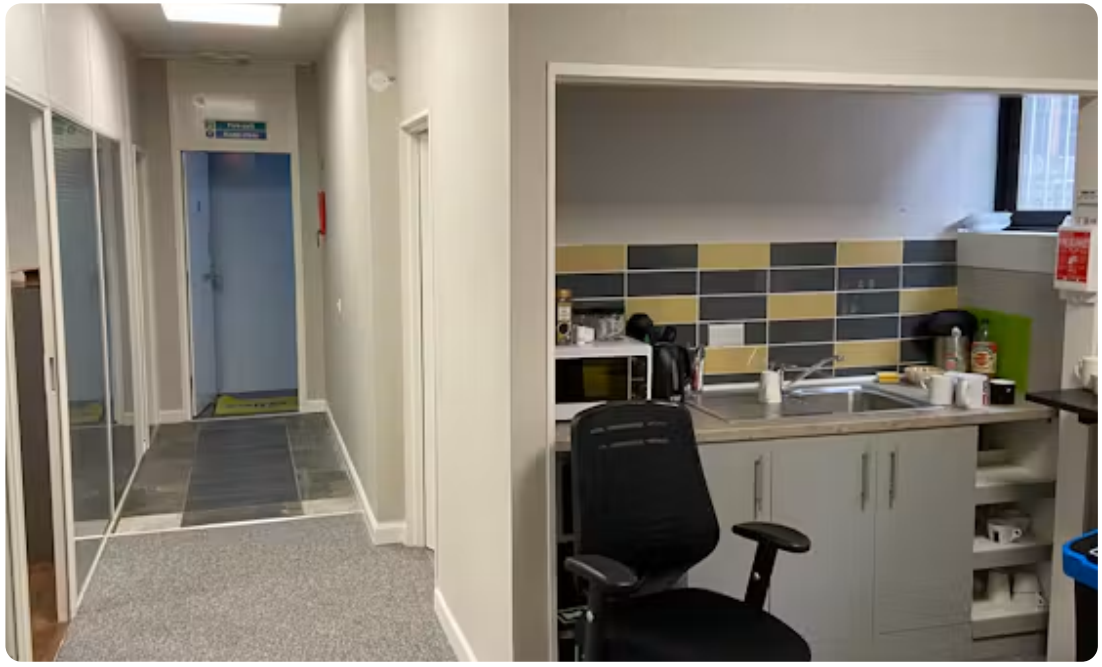

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## ACCOMMODATION

| NAME | SQ FT | SQ M | RENT | AVAILABILITY |
|---|---|---|---|---|
| 1st - Offices | 778 | 72.28 | - | Available |
| Ground - Cafe | 737 | 68.47 | - | Available |
| Basement - Offices | 764 | 70.98 | - | Available |
| **Total** | **2,279** | **211.73** | | |

## TERMS

Available by way of a new lease on terms to be agreed.

## RENT

£32,500 per annum

## EPC

D (97)

## VAT

Applicable

## BUSINESS RATES

Rateable Value: £17,250
Rates Payable: £7,452 per annum

## LEGAL FEES

Each party to bear their own costs

## 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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