

CITY CENTRE RESTAURANT



RESTAURANT, 4-6 HAY LANE, COVENTRY, CV1 5RF

To Rent: £35,000 per annum

1,598 sq ft (148.46 sq m)

Description

4-6 Hay Lane presents an opportunity to acquire a spacious restaurant premises within a Grade II listed building, steeped in history. The property benefits from all mains services, a fitted extraction system and great natural light. There is an extensive basement for storage use.

Summary

- Fantastic central location in Coventry City Centre
- Close to Turtle Bay, Slug & Lettuce and 7Bone Burgers
- Spacious seating area with excellent natural light
- All mains services connected
- Extraction fitted
- Security alarm fitted
- Historic Grade II listed building

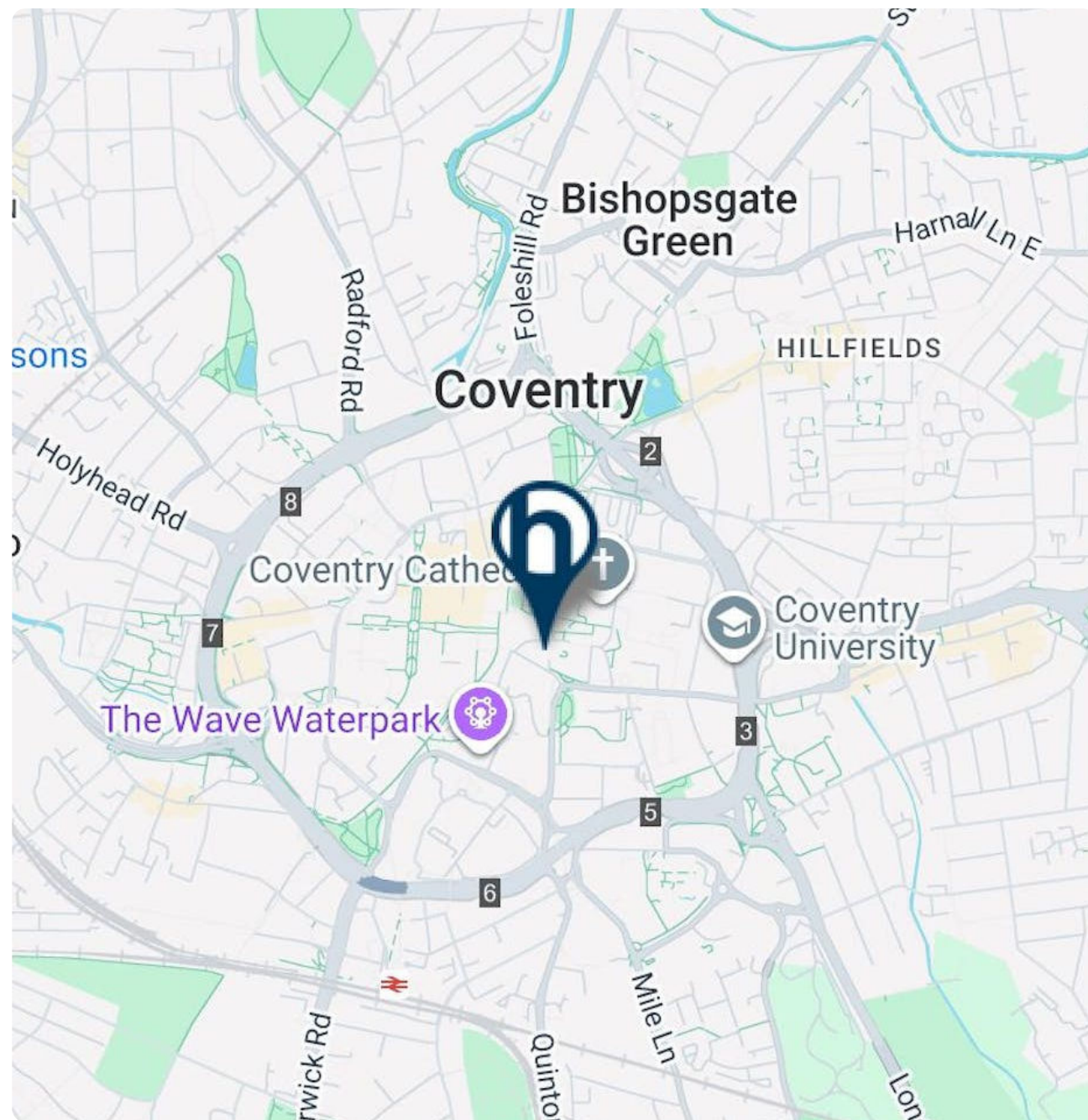


Location

The property is situated in the heart of historic Coventry, on the cobbled street of Hay Lane. Coventry Cathedral and Cathedral Ruins are less than a minute's walk away, making the restaurant an ideal amenity for visitors. Hay Lane is accessed via High Street and Bayley Lane, which connect directly to Broadgate.

Connectivity

-  Salt Lane Car Park (3 minute walk)
-  Coventry Station (14 minute walk)
-  Broadgate / Upper Precinct (2 minute walk)

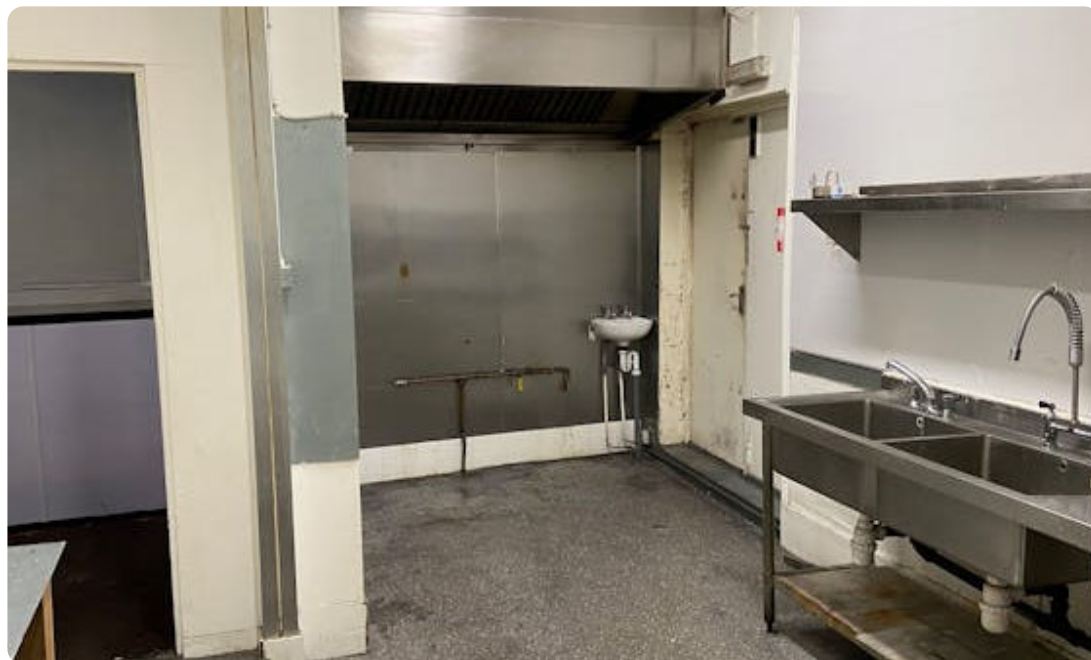


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GALLERY



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Restaurant & Kitchen	1,067	99.13	-	Available
Basement - Storage	531	49.33	-	Available
Total	1,598	148.46		

TERMS

Available by way of a new lease on terms to be agreed. Offices / function rooms are available on the first and second floors. See the Bromwich Hardy website for details.

RENT

£35,000 per annum

EPC

D (78)

VAT

Not applicable

BUSINESS RATES

Rates Payable:
RHL rates discount may be applicable.

SERVICE CHARGE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 06/05/2026

LEGAL FEES

Ingoing tenant is liable for both parties legal costs

POSSESSION

Available Immediately

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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