

**LICENSED HOSPITALITY VENUE**



**1 LYTHALLS LANE, COVENTRY, CV6 6FN**

To Rent: £28,000 per annum

2,058 sq ft (191.19 sq m)

## Description

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1 Lythalls Lane is a distinctive, fully fitted hospitality, bar and events venue occupying a substantial detached property within walking distance of the Coventry Building Society Arena. Its flexible layout and established facilities make it suitable for a wide range of uses, including a café or coffee house, lounge bar, food-led hospitality business, private-events venue, shisha-lounge concept or multi-purpose leisure operation, subject to the necessary planning, licensing and statutory consents.

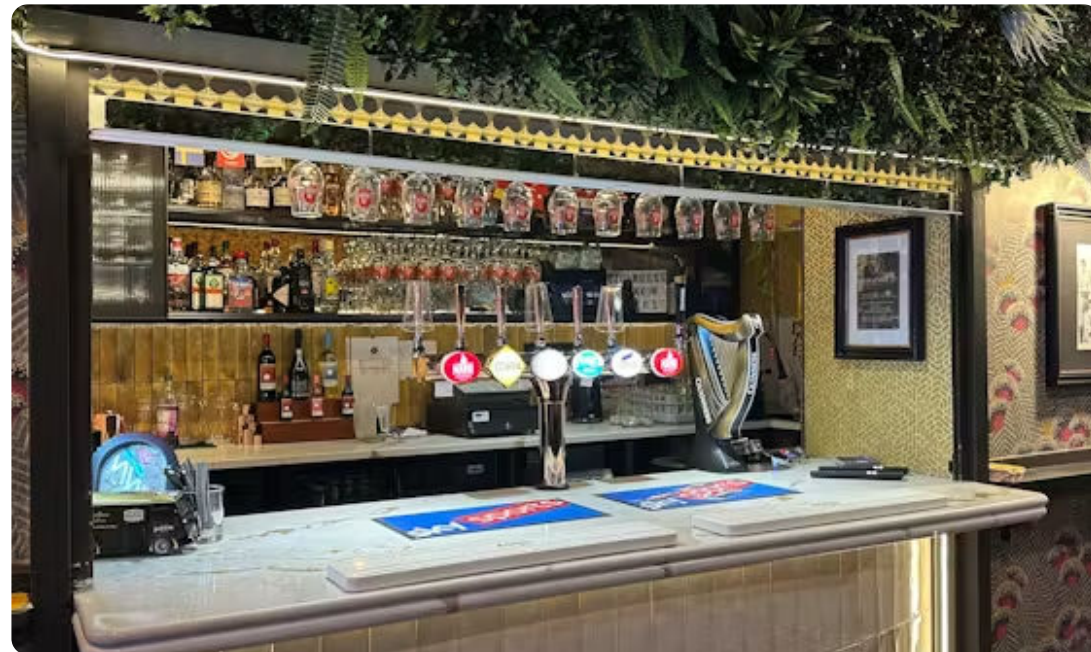
The property provides approximately 2,058 sq ft of accommodation arranged over two floors. The ground floor contains the principal bar and customer area, a private side room, ancillary kitchen facilities and separate ladies' and gentlemen's toilets. The first floor provides a further function and leisure room, currently incorporating a pool table, together with an additional storage room.

The premises are offered as a substantially fitted hospitality, bar, food and leisure opportunity, allowing an incoming operator to establish trading with minimal initial fit-out, subject to agreement regarding the inventory, equipment and lease terms.

## Summary

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- Multiple income opportunities: bar, food, functions, live sport & matchdays
- Established licensed premises opportunity
- Bar/function space with ancillary kitchen facilities
- On-site parking & extensive outdoor area

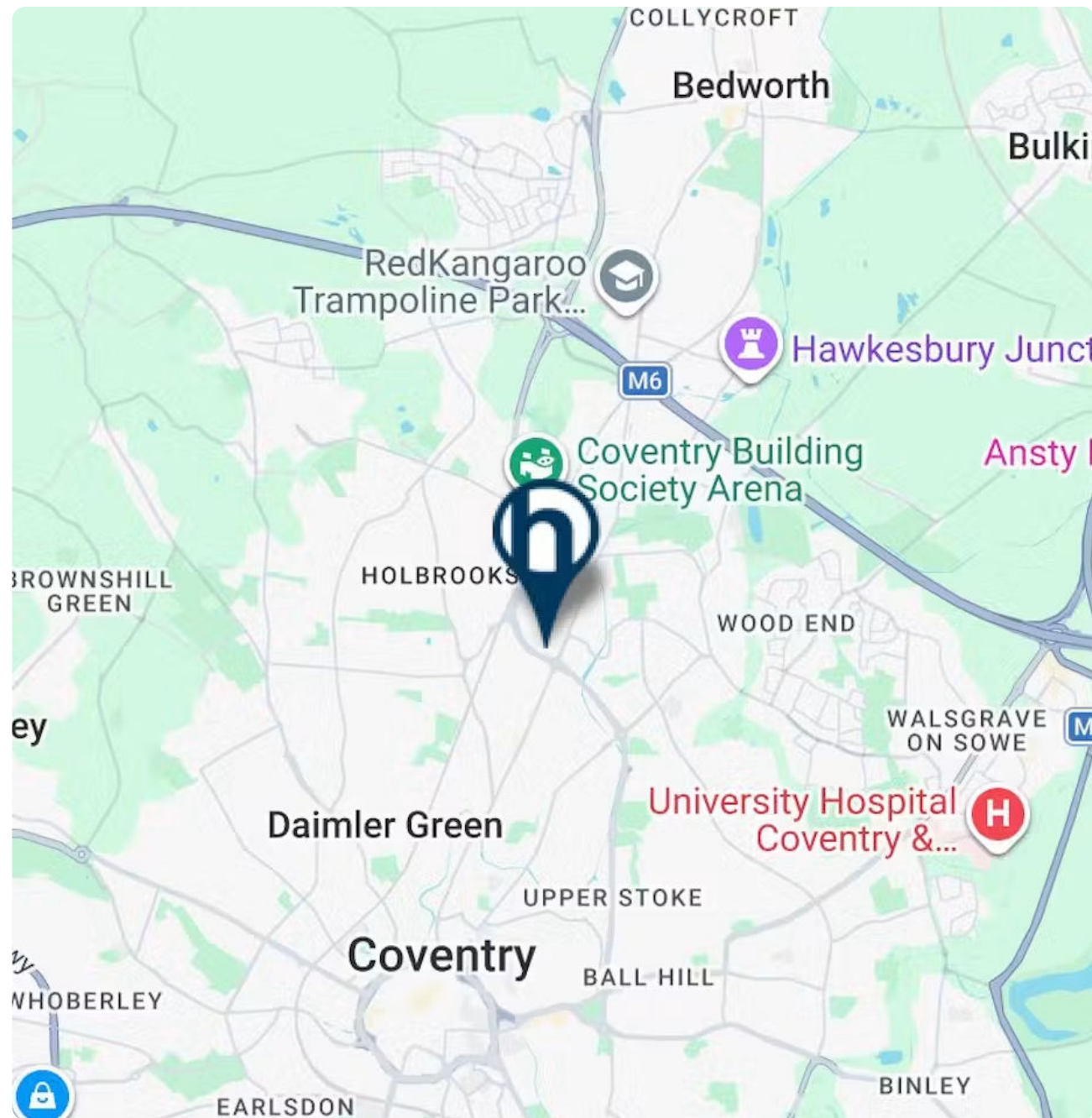


## Location

The property is situated on Lythalls Lane, approximately 3.5 miles north-east of Coventry city centre. The surrounding area comprises a mixture of established residential neighbourhoods, retail uses and industrial estates.

The property benefits from excellent connectivity, with easy access to Foleshill Road, the A444 and Junction 3 of the M6. The Coventry Building Society Arena, home of Coventry City FC, is less than one mile away on foot. Following CCFC's recent promotion to the Premier League, the stadium is expected to receive significantly increased number of visitors.

The property represents an exceptional opportunity for an experienced hospitality operator to develop a destination venue benefiting from matchday trade, private functions, live sport, food operations and year-round community use.



## GALLERY



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## ACCOMMODATION

| NAME           | SQ FT | SQ M   |
|----------------|-------|--------|
| Ground - Floor | 1,726 | 160.35 |
| 1st - Floor    | 332   | 30.84  |
| Total          | 2,058 | 191.19 |

## TERMS

The property is available by way of a new lease on terms to be agreed. An ingoing premium of £12,000 is sought in respect of the fixtures, fittings and equipment, subject to contract and an agreed inventory.

## RENT

£28,000 per annum

## EPC

C (65)

## VAT

Not applicable

## BUSINESS RATES

Rateable Value: £5,500  
Rates Payable:  
Rates Payable is £0 as the Rateable Value is below the Small Business Rates Relief threshold, eligible occupiers may benefit from Business Rates Relief, subject to status.

## 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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