

For Sale Freehold
Trade Counter and Yard on
0.68 Acres

Accommodation

The subject site and building was, until recently, occupied by Coventry Timber as a trade counter and open yard. Having site area of 0.68 acres the site benefits from a prime location fronting Foleshill Road.

To the front of the site is a bespoke modern trade counter unit constructed around 2017. The accommodation includes a sales area plus high bay stores with a roller shutter. At first floor there are offices, kitchen and WC / shower room. The total GIA is 2,461 sq.ft (228.6 sq.m)

The rear yard has a mainly concreted surface and is bounded by steel security palisade fencing.

Location

The subject property is located in a prime position fronting Foleshill Road/Longford Road close to the A444 Jimmy Hill Way.

The site is therefore approximately one mile to the south of junction 3 of the M6 motorway and 2.5 miles to the north of Coventry city centre.

Tenure

The property is for sale freehold with vacant possession.

Services

Mains electricity, water and drainage are connected to the property.

However a new electricity supply and meter will be required when the site is split from an adjoining property. A quote for those works is being sourced.



SAT NAV: CV6 6EN 

EPC

Trade counter and office building to the front has an EPC of B 38.

Planning

Planning consent for the erection of a two-storey building for use as offices, storage and trade sales was granted by Coventry City Council in July 2016 (Reference: 2016/1337).

Rates

TBA

Price

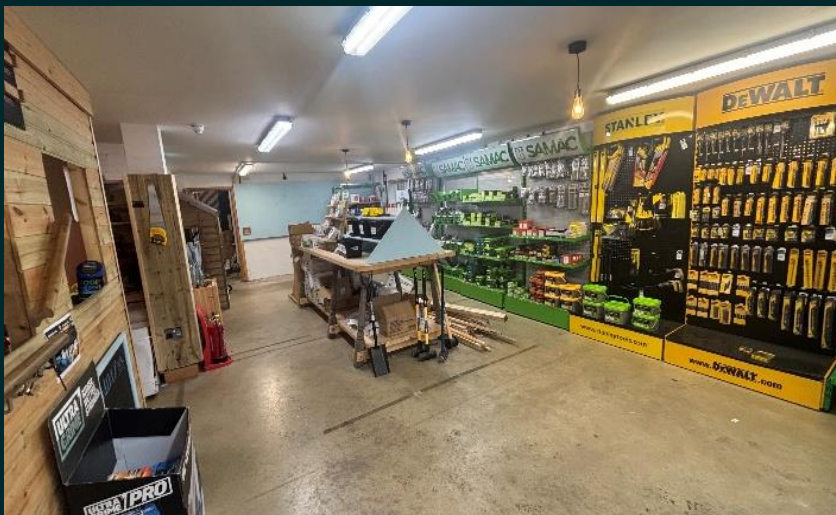
We are instructed to seek offers in the region of £800,000.

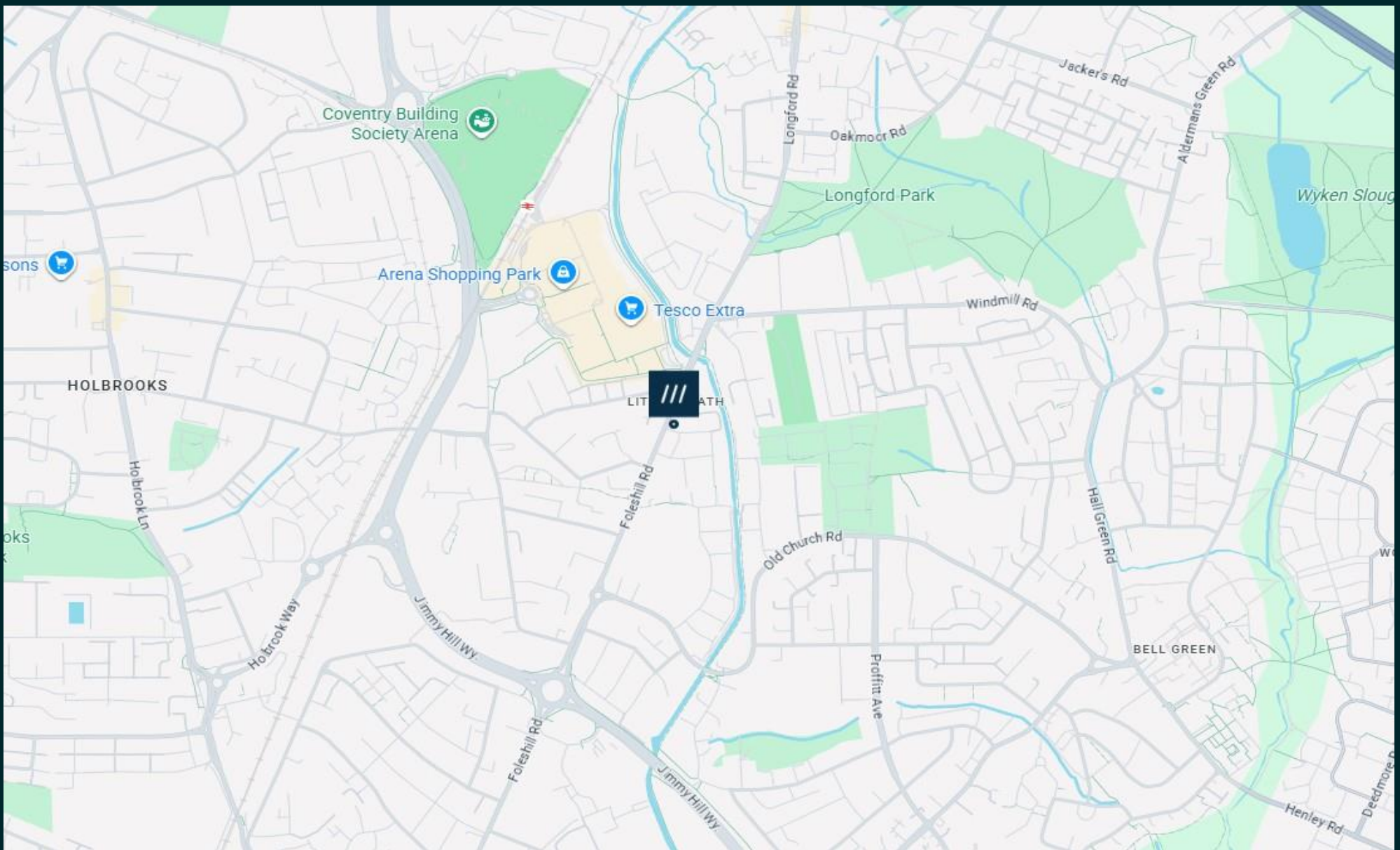
Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.

VAT

The site is VAT elected and VAT will be payable.





3 Olympus Court
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Tachbrook Park
Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

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