

FOR SALE

POTENTIAL REDEVELOPMENT/INVESTMENT OPPORTUNITY

Prominent Former Broadway Cinema, subsequently 'The Astoria' 8,136 SQ FT (755.82 SQ M)

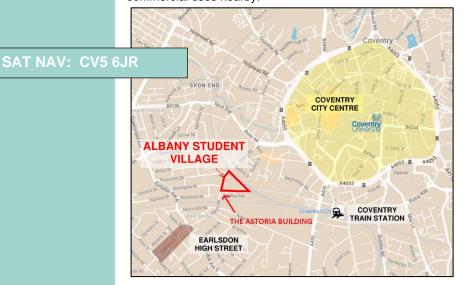
71 Albany Road | Earlsdon | Coventry | CV5 6JR



Location

The property is situated on the eastern side of Albany road close to the junction with Winifred Avenue, a cul-de-sac, in the affluent Earlsdon district of Coventry. Albany Road is a bus route which leads south westwards to Earlsdon 'village' centre and north eastwards towards Butts Road, a main arterial route into Coventry city centre approximately ½ mile away. Coventry rail station is also approximately ½ mile away. Coventry has excellent transport links, being located in the centre of England.

The immediate locality comprises a mixture of residential properties with restaurants and retail shops opposite and adjacent as well as other commercial uses nearby.





Description

The property comprises a detached building originally purpose built as a Cinema, which has been converted into a school over two storeys.

The property was originally built in 1922 as The Broadway Cinema in an 'Art Deco' style although soon changed its name and was subsequently known as 'The Astoria' and is constructed of solid brick walls with a flat roof behind a parapet wall. Additions and improvements over the years have included the provision of a first floor with a stage and a mezzanine area, the provision of a rear fire escape, alterations to the existing external stairs to the front with the provision of a disabled ramp and access, amongst others.

- Located within close proximity of Coventry City Centre
- Redevelopment potential Subject to Planning
- Sale and leaseback potential
- Good frontage to Albany Road
- A variety of uses Subject to Planning













On the ground floor the property comprises a large reception area, with toilets and offices at the front with individual music rooms, teaching areas and a refectory behind this off a central corridor which runs from the front to the rear of the building. The refectory includes a kitchen area, a meeting area and toilets.

The first floor is accessed via a lift and stairs on both sides of the building at the rear, and comprises a large concert hall with a stage, and preparation areas. The mezzanine area looks over and is accessed from the first floor concert hall, as well as separate stairs on both sides of the building to the front, and provides an open-plan area as well as offices, a library and toilets.

To the side of the building is another entrance/exit to a car parking area with 8 marked spaces on a tarmac surface with access into Winifred Avenue.

Accommodation

Ground Floor

Total:	8,136 sq ft	755.82 sq m
Open plan Area, Library, Offices, etc	1,496 sq ft	138.97 sq m
Mezzanine		
Concert Hall, Stage Area, Stores, etc	2,715 sq ft	252.22 sq m
First Floor		
Reception, Offices, Music & Teaching Rooms, Refectory, etc	3,925 sq ft	364.63 sq m
Ordana ricor		

Further Information

Should you require further information or wish to arrange to view please contact the agents:



EDWARD JENKINSON 024 7655 5180 / 07935 317329 ed@holtcommercial.co.uk Guide Price £800,000 Subject to Contract

Tenure Permitted User Energy Rating
Freehold Use Class F1 D94

Business Rates

Rateable Value £42,000. Interested parties should also make their own enquiries with the Local Authority.

VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Money Laundering

In accordance with Anti Money Laundering Regulations two forms of ID and confirmation of source of funding shall be required.

NICK HOLT 024 7655 5180 / 07956 444636 nick@holtcommercial.co.uk

Misrepresentation Clause: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein are not guaranteed and are for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither Holt Commercial nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ourchasers should satisfy themselves as to the condition of such equipments.