



**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

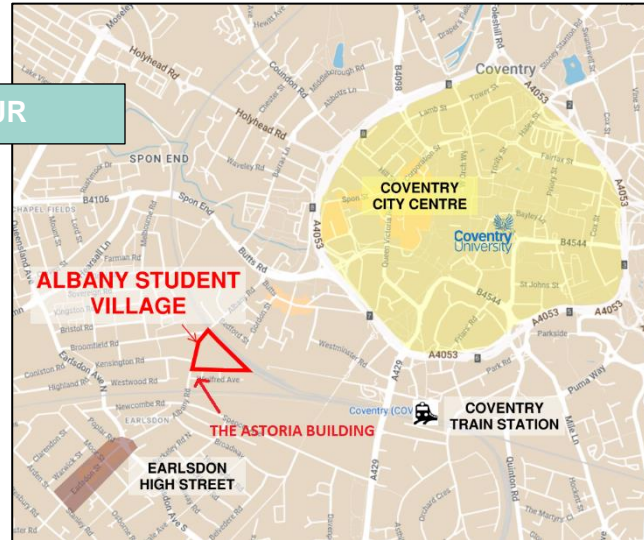
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COMMERCIAL

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

### Further Information

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



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### Guide Price

**£800,000 Subject to Contract**

### Tenure

Freehold

### Permitted User

Use Class F1

### Energy Rating

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.