



HR ESTATE AGENTS

3 Bedrooms

Commercial

Price Guide

£550,000

Located in

Brandon





Rugby Road

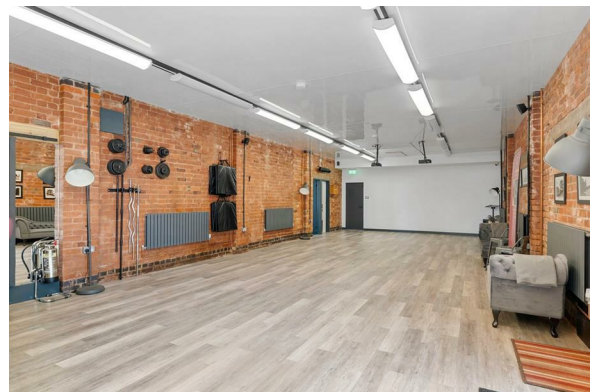
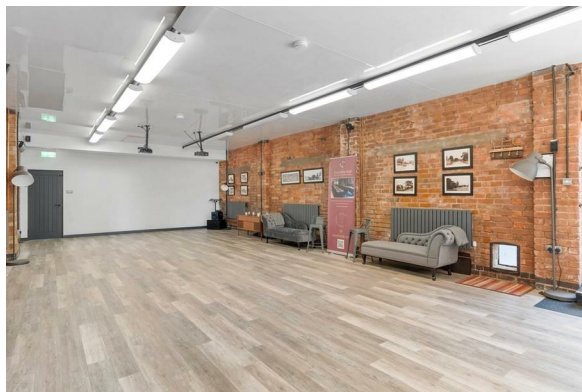
Brandon | CV8 3GH



Zacharias Ermogenous is proud to present this truly unique opportunity to acquire a versatile commercial unit suitable for range of uses including the existing meeting, conference and events (carveries, afternoon teas, murder mysteries, celebrations).

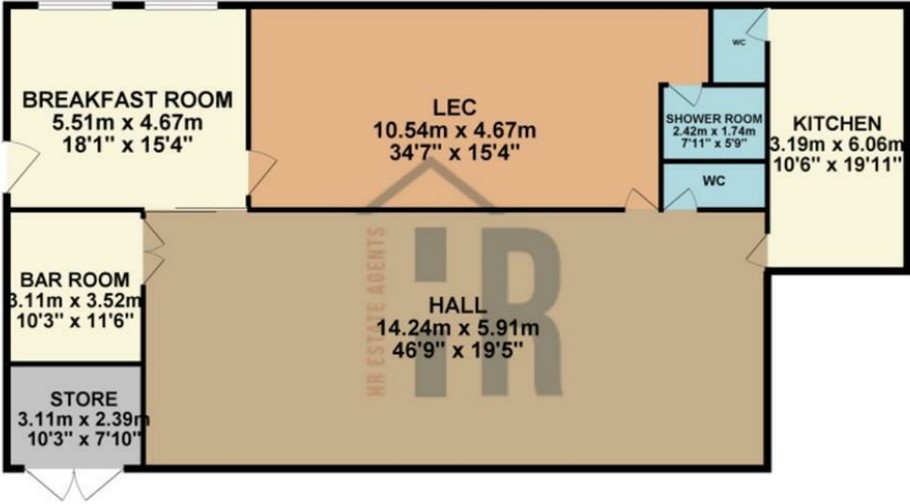
Rugby Road

£550,000 Freehold



- Unique Opportunity
- Newly Rennovated
- Off Road Parking for up to 8 Vehicles
- Existing catered events and hire use
- Optional Cottage
- Residential and Commercial
- External and Internal CCTV with Automated Door Locking
- Currently a licensed premises
- Over 4000 square feet
- Multi-Car Driveway

GROUND FLOOR 202.79 sq. m.
(2182.81 sq. ft.)



TOTAL FLOOR AREA : 202.79 sq. m. (2182.81 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 020225

Council Tax Band D

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		45
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Number Three Siskin Drive
Coventry
CV3 4FJ


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