



HOWKINS &
HARRISON

0.14 Acre Development Site - For Sale

**Wolston Garage, Brook Street, Wolston,
Coventry, Warwickshire, CV8 3HD**

Offers in the region of £350,000 (Price Reduced)

- Potential Development Site (Subject to Planning)
- Approx: 566.52 sq.m / 6098sq.ft / 0.14 acre
- Sold with Vacant Possession
- Located in the Heart of Wolston Village

Please contact our Rugby office on
01788 564678
commercial@howkinsandharrison.co.uk

Potential Development Site to include Works Unit, large parking area in grounds.

Description

Located in the heart of Wolston village, the site comprises of a detached brick built works unit with pitched sheeted roof panels, and is currently used as a garage it has three work bays all with own access doors. The remainder of the property is utilised as a retail area, office, stores and a WC. To the side is a large external area that is currently used as car storage and parking.

The property also offers use as stores unit or further retail uses.

The properties sit within 0.14 acres.

There is also possible opportunity for residential re-development with correct planning.

The property has been measured in accordance with the RICS Measuring Practice and provides the following approx NIA:

Accommodation	SQ.M	SQ. FT.
Workshop Area	94.2	1014
Retail/Office Areas	73.37	89
External Yard	399.02	4289
Total Area	566.52	6098

Wolston is a village and civil parish in the Rugby borough of Warwickshire, England. The village is located approximately midway between Rugby and Coventry, It is supported by a good road network and is located close to the A45.

Price

Offers in the region of £350,000 excl Vat

Tenure

Freehold with Vacant Possession

Utilities

We are advised that all mains services are connected to the property, including mains electricity, water and drainage.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

Business Rates

We have established from the Valuation Office Agency website that the commercial unit has the following rateable value of £8,100.

For clarification on Business Rates we would advise that interested parties make their own enquiries of Rugby Borough Council on 01788 533533.

EPC

TBC

Planning

We understand that the property has planning permission for an 'E' use class, but may suit alternative uses subject to planning.

Viewings

Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01788 564 678. Please contact the Commercial Department. Email: commercial@howkinsandharrison.co.uk

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.







Ground Floor



