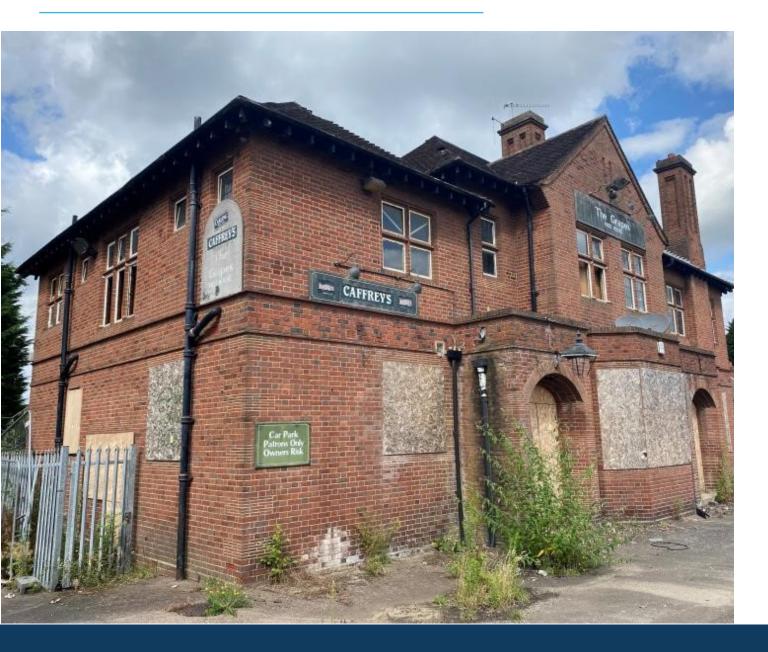
OPENING DOORS SINCE 1843







Area 759.92 sq.m. (8180 sq.ft.)



Price Offers Invited



Use Public House with Ancillary Restaurant



Property
In Need of Major Upgrade



Site Circa 0.92 Acres

Location:

The property is situated at the junction of Fynford Road and Bridgeman Road adjacent to a raised section of the B4098 Radford Road approximately half a mile north of the Coventry City Centre Ring Road. This is a high profile corner position with the property enjoying some prominence, albeit set back from the main Radford Road itself. The Coventry city centre is within 1/2 mile.

Description:

The property comprises a substantial corner positioned public house providing lounge and bar room facilities at ground and first floor level with associated w.c. facilities and kitchen, cellar and with proprietor's living accommodation at the rear extending across three floors.

The property, which is classed as an Asset of Community Value under Part 5, Chapter 3 of the Localism Act (2011), has suffered significant fire damage in recent times and is now in substantial disrepair necessitating major expenditure on upgrading, modernisation and reinstatement, so in these circumstances offers for the freehold (which must specifically be for a public house with ancillary restaurant) must be accompanied by a robust business plan supporting the viability of the project.

Specifically any sale will be subject to a restrictive covenant only allowing the above permitted uses and also an overage clause which would deliver to the vendors a premium payment based on any determined uplift in value brought about by an alternative development if the proposed restrictive covenant was successfully challenged in due course.

Floor Area:

	AREA	AREA
	SQFT	SQM
Ground Floor	4,397.00	408.49
First Floor	3,354.00	311.60
Second Floor	430.00	39.95
TOTAL	8.181.00	760.04

Services:

All mains services were originally understood to be connected (subject to confirmation by the relevant statutory authorities).

Rateable Value:

The property is included in the 2017 Rating List with a Rateable Value of £7,500.

Terms:

The property is available to acquire freehold.

Offers for the freehold with vacant possession are invited to include a detailed business plan to confirm the viability of the project to illustrate that the proposed pub with ancillary restaurant use would be viable in the long term setting out all assumptions and encompassing detailed costings for the necessary repair, refurbishment and reinstatement of the building (with proof to be provided confirming availability of funding).

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. We understand that VAT may be payable in this case.

Legal Costs:

Both parties are to be responsible for their own legal costs/surveyor's costs in connection with the transaction.

Property Documents:

Property Plan: Click here EPC: Click here Planning Information: Video Link: Click here

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk







