

# OPENING DOORS SINCE 1843



**Area**  
4276 sq ft (397.25 sq m)



**Price**  
Offers Over £650,000



**Availability**  
Immediately



**Alternative Use**  
Mixed Use Property



**Location**  
City Centre Location

# FOR SALE

4-6 Hay Lane, Coventry CV1 5RF

## Location:

This listed Georgian character building is available freehold and a rare opportunity. The property is located within the highly desirable conservation area known as the Cathedral Quarter of Coventry. Accessed off the pedestrianised Mediaeval cobbled street of Hay Lane, the building is conveniently situated close to Coventry Cathedral, Coventry University Campus, the Combined Court Centre, the Herbert Art Gallery, St Mary's Guildhall and the City Council Offices. Coventry Railway Station is within walking distance 0.5 miles distant. There are a number of restaurants and cafes nearby including Bayley Lane Kitchen & Cocktails and the Golden Cross Inn. Various public car parks (including Grove Street, Cox Street, Salt Lane etc.) are close by and there is also the possibility of parking at the immediate rear.

## Description:

This particular property is an attractive grade II Listed Georgian building arranged over four floors and benefits from a number of retained period features including sash windows and a marble fireplace.

The ground floor licensed restaurant has recently traded as a very popular British cuisine bistro, with a fully licensed bar, outdoor seating area, rear loading access, basement storage, commercial kitchen with a fully operational extraction system, male and female WC's, the restaurant has recently been refurbished.

A separate front access leads to the main central stair way that serves two office suites on the first and second floors. The accommodation comprises of open plan, and single office suites with communal WC's on the first floor, and gas central heating.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Basement</b>	1,084.00	100.71
<b>Ground Floor</b>	1,047.00	97.27
<b>First Floor</b>	992.00	92.16
<b>Second Floor</b>	1,153.00	107.12
<b>TOTAL</b>	<b>4,276.00</b>	<b>397.25</b>

## Services:

All mains services are understood to be connected. No tests have been carried out.

## Rateable Value:

We understand the rateable value of each floor as of April 2017 to be: Ground Floor - £18,750, First Floor - £7,300, Second Floor - £5,900

## Terms:

The property is available freehold with vacant possession on completion. Offers Over £650,000(+vat) are sought for this mixed use opportunity.

## VAT:

VAT is payable on the purchase price in this case.

## Legal Costs:

Each party is to be responsible for their own legal and professional costs incurred in this 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**

