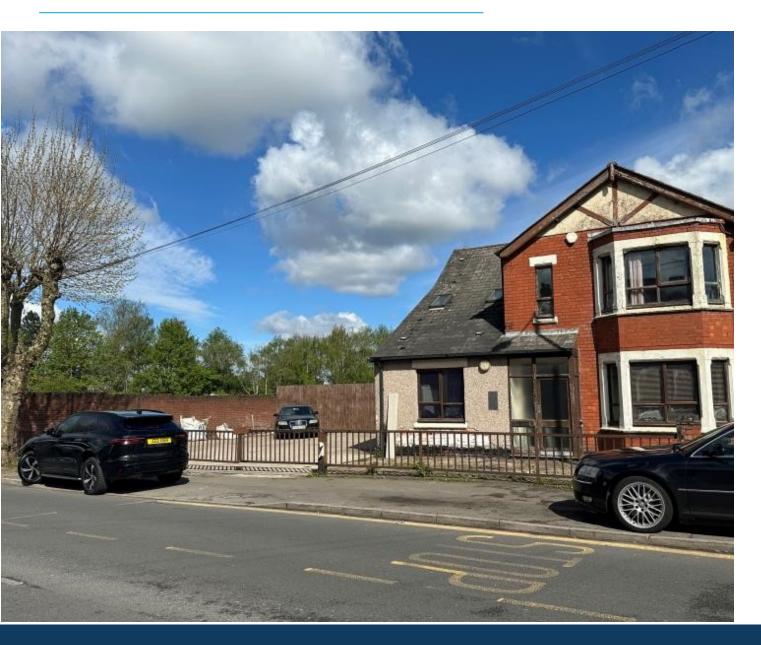
OPENING DOORS SINCE 1843

FOR SALE







Offering Commercial Buildings And Yard



Price Offers Over £550,000 Invited



Area 376.53 sq.m. (4053 sq.ft.)



Site 0.289 Of An Acre Approx.



Potential Redevelopment With Planning

188

188-190 Lythalls Lane, Coventry CV6 6FT

Location:

The subject property is located in an area of mixed residential and commercial development in the Foleshill district of Coventry being sited on the northern outskirts of the city approximately 2¹/₄ miles from the city centre.

Access to the site is directly off Lythalls Lane which links Holbrook Lane with the B4113 Foleshill Road just north of its intersection with the A444 North South Road (at the Blue Ribbon Island).

The A444 in turn then provides a direct dual carriageway link with the M6 Motorway at Junction 3 which is approximately 3.3⁴ miles distant.

Description:

The property comprises a now discontinued builders' merchants site consisting of a former house more recently occupied as offices with an interconnecting corrugated tin garage and brick and asbestos built workshop sitting behind this building and with two further interconnecting full plot width tin stores sited against the site's rear boundary.

The property is set back from the road behind a concrete laid forecourt/parking area with double gates through to a secure yard area at the heart of the site.

Now considered suitable for a variety of business uses subject to Local Authority consent or alternatively representing a potential redevelopment opportunity subject to planning.

The site extends to some 0.289 of an acre approx.

Floor Area:

	AREA SQFT	AREA SQM
Front Building	1,200.00	111.48
Mid Buildings	1,416.00	131.55
Rear Buildings	1,437.00	133.50
TOTAL	4,053.00	376.54

Services:

All mains services with the exception of gas are connected to the property. No tests have been applied.

Rateable Value:

The property is included in the 2023 Rating List with a current Rateable Value of \pounds 22,000. Prospective purchasers should make their own enquiries with the Local Authority for verification of the rates payable.

Terms:

The property is available to be acquired freehold with vacant possession, or otherwise CV6 Holdings Ltd. (the freehold owners) could be acquired as a legal entity providing for potential tax savings on purchase.

Offers over £550,000 are now invited by Informal Tender.

VAT:

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT, which we understand is not payable on the purchase price in this case.

Legal Costs:

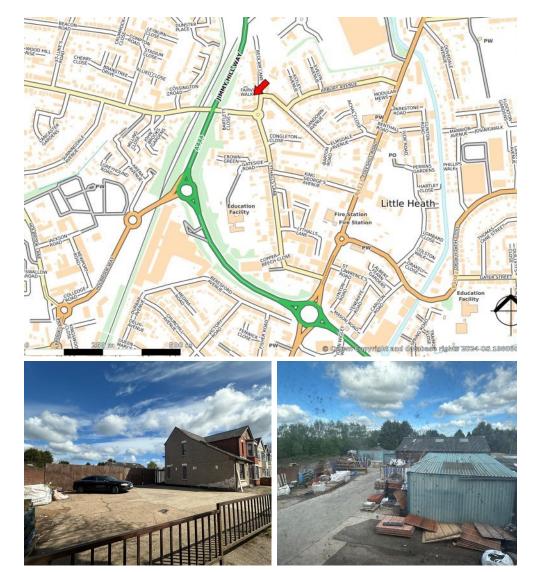
Both parties are to be responsible for their own legal fees in this case.

Property Documents:

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

Viewing Arrangements:

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





29 Warwick Row, Coventry CV1 1DY 024 7622 8111 (option 2) loveitts.co.uk

Misrepresentations Act 1967 | Unfair Contract Terms 1977 | Property Misdescriptions Act 1991. These particulars are set out as a general outline for the guidance of our prospective purchasers or lessees and do not constitute or construe part of an offer or contract. Specifi cally these particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the Agent or any person in their employ has any authority to make any representation or warrantly in relation to this property.