

OPENING DOORS SINCE 1843



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

FOR SALE

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 2¼ 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 3¾ 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 £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:

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