

OPENING DOORS SINCE 1843



**Offering**  
Bar with living accommodation and B&B



**Area**  
726.32 sq.m. (7818 sq.ft.) approximately



**Site**  
0.22 acres approx



**Potential**  
Various Uses and Redevelopment



**Location**  
Prominent Main Road Position

**FOR SALE**

Flannelly's, 59-61 Holyhead Road, Coventry CV1 3AA

## Location:

The subject property occupies a prominent main road position fronting directly onto the busy A4114 Holyhead Road just beyond Coventry's Inner Ring Road (the A4053 Ringway Rudge - Ringway Hall Cross) within short walking distance of Coventry city centre all main amenities.

Access to the property's car park is directly off Dover Street at the immediate rear.

## Description:

The property comprises a substantial and locally renowned Irish Bar consisting of main split level bar with dance floor, TV area and Pool Room together with customer WC facilities and pub kitchen.

In addition the property provides spacious proprietor's accommodation, comprising; sitting area and kitchen on the ground floor with a first floor lounge and 6 bedroomed accommodation along with a study and also with Bed and Breakfast accommodation (4 double and 1 single bedroom along with communal shower room) within number 61 Holyhead Road.

Also there are 2 cellars within the building which is arranged over 3 floors with an outside smoking area and car park at the rear.

Otherwise the property offers potential for conversion for a variety of alternative uses or alternatively for redevelopment subject to local authority consent.

The total site area extends to some 0.22 acres approximately.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Cellars</b>	911.00	84.63
<b>Ground Floor</b>	3,640.00	338.17
<b>First Floor</b>	1,806.00	167.78
<b>Second Floor</b>	1,461.00	135.73
<b>TOTAL</b>	<b>7,818.00</b>	<b>726.32</b>

## Services:

All mains services are understood to be connected together with gas fired central heating throughout and an emergency lighting / fire security system and intruder alarm system are installed. No tests have been applied.

## Rateable Value:

The current Rateable Value (April 2023) is £5,400. The Council Tax band is A. Prospective purchasers are recommended to make their own enquiries with the Local Authority for verification.

## Terms:

The property is being offered for sale freehold with vacant possession on completion.

Purchase price on application.

## VAT:

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

## Legal Costs:

Both parties are to be responsible for their own legal costs in this instance.

## Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information: [Click here](#)

Video Link:

Other: [Click here](#)

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

