

OPENING DOORS SINCE 1843



Offering
Freehold



Area
1,948 sq ft



Price
Offers invited based on
£225,000



Use
Ideal depot use



Alternative Use
Scope for residential
conversion

FOR SALE

The Old Bakery, 1b St Laurences Road, Coventry CV6 7AE

Location:

The property is located on the north side of Coventry, close to Foleshill Road and Jimmy Hill Way (north-south road), with excellent access to M6 junction 3, Coventry city centre and the surrounding area. Adjoining properties are generally residential including HMOs and there are commercial properties on Foleshill Road, with comprehensive retail facilities nearby.

Description:

The detached office and industrial building is of traditional brick construction with pitched tile covered roofs and a large single storey rear extension with a flat roof. There is on site parking and no restrictions on parking in the road. The ground floor accommodation provides 5 offices, goods inward bay, store, kitchen and toilet. The first floor accommodation comprises a large open plan office with door leading to the flat roof, kitchenette and two toilets.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	1,421.00	132.02
First Floor	527.00	48.96
TOTAL	1,948.00	180.98

Services:

Electricity, water and drainage services are connected. Gas is available if required.

Rateable Value:

Current rateable value (1 April 2023 to present) - £10,500. The current occupier is in receipt of a Small Business Rate Relief and pays no Business Rates. Prospective purchasers should check whether they also qualify for this relief.

Terms:

Offers invited based on £225,000 for the freehold interest, with vacant possession provided upon completion.

VAT:

VAT will not be payable on the sale price.

Legal Costs:

Each party will be responsible for their own costs incurred in connection with the sale.

Property Documents:

Property Plan:
EPC: [Click here](#)
Planning Information:
Video Link:
Other:

Viewing Arrangements:

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