

20 EARLSDON STREET

COVENTRY, CV5 6EG



est. 1843
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PART OF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Offering Iconic café, bar and restaurant

Area 532 m² (5,726 ft²) approx.

Business Thriving business opportunity

Location Prime Earlsdon position

Price Confidentially available







Millsy's occupies a prominent corner position at the heart of Earlsdon Street. It has an extensive return frontage to Moor Street and directly faces the equally popular Royal Oak pub which stands on the opposite Moor Street corner.

The newly opened Bosphorous Turkish Restaurant is also immediately opposite fronting Earlsdon Street itself.





Earlsdon Street is an extremely busy neighbourhood shopping district with a range of shops, cafés, restaurants and other drinking establishments which attract a significant number of customers. There is also a thriving night time hospitality sector centred around the Millsy's café, bar and restaurant.

Coventry city centre itself is approximately one mile away.

Local parking is available on the neighbouring streets and there is a local pay and display car park accessible off nearby Warwick Street.

The location is also well served by taxis which benefit from the busy evening and night time trade.





Millsy's is an iconic café/bar and restaurant business with an extremely loyal following born out of its stellar reputation for hospitality (having a full premises licence and being free of tie). The business is now only available due to the planned retirement of the long-standing freehold owners.

The accommodation is attractively presented throughout. The ground floor comprises a split level bar area with a lower café section opening out onto the property's forecourt drinking area. This offers a comfortable overall capacity of 200. There are also male and female WC facilities provided here along with disabled WC facilities.





Also at first floor level there is an attractively appointed restaurant with a maximum 72-seater capacity, together with a well-equipped kitchen and with further WC facilities for customers and staff.

The building also incorporates an extensive cellarage.



DESCRIPTION



THE BUSINESS

Millsy's has been in the same dedicated ownership for the last 24 years and has gained an enviable reputation serving the Earlsdon and wider Coventry community. It opens from mid-morning serving customers throughout the day and evening and into the early hours of the morning.

For many it is a local institution providing brunches, lunches and dinners and is a vibrant night time destination, being at the heart of Earlsdon. It enjoys an enviable reputation born out of its consistently high standards and excellent customer service.

	FT ²	M ²
Ground floor	2,691	250
First floor	2,174	202
Cellar	861	80
Total building area	5,726	532

The sale in this case is to be progressed by way of a Transfer of a Going Concern (TOGG) so VAT will not be payable on the agreed purchase price.

Further details and copy accounts for perusal by all bona fide interested parties will be made available on the signing of a Non-Disclosure Agreement (NDA).

Stock will be available at valuation (SAV).





THE EXISTING BUSINESS

SERVICES

All mains services are connected, together with air conditioning.
No tests have been applied.

TERMS

The Millsy's business is to be disposed of freehold, fully equipped as a going concern with Stock Available at Valuation (sav).

PURCHASE PRICE

On application.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT and will not be payable on the purchase price in this case.

LEGAL COSTS

Each party is to pay its own legal costs in this case.



The current (2023) rateable value is £28,250.

However prospective occupiers are recommended to make their own enquiries with the local authority for verification. The rateable value does not represent the rates which are actually payable.



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



PART OF



CELEBRATING OVER

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