

OPENING DOORS SINCE 1843



-  Price  
Offers over £190,000
-  Area  
1324 Sq Ft
-  Availability  
Freehold with vacant possession
-  Location  
Busy main road
-  Investment  
Potential to add value

FOR SALE

287 Walsgrave Road, Coventry CV2 4BE

## Location:

The property is located on Walsgrave Road, Coventry near to its junction with Briton Road approximately 1.5 miles east of the city centre.

This is a typical high-density inner-city suburb with a mix of national and independent retailers represented providing for what is a busy neighbourhood shopping area. The property is situated on the A4600 which connects the city centre to junction 2 of the M6 and M69. Limited time restricted parking is possible close by.

## Description:

287 Walsgrave Road comprises two storey premises, currently in retail use, benefitting from high passing footfall and excellent road transport links to Coventry City centre.

The ground floor is currently configured to provide a retail area with workshop to the rear. There is also a rear/fire exit to a communal yard area.

There are two staircases to the first floor which comprises several rooms, originally forming a two-bedroom flat but currently used for storage as well as a bathroom.

This property has been owner occupied for many years and due to retirement is now being offered to the market with vacant possession on completion. It offers excellent potential for an owner occupier, investor or developer with potential to add value through refurbishment.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Ground Floor</b>	770.00	71.54
<b>First Floor</b>	554.00	51.47
<b>TOTAL</b>	<b>1,324.00</b>	<b>123.00</b>

## Services:

Mains water, drainage, gas and electricity, no services have been tested.

## Rateable Value:

As at the 2023 ratings list, the property is listed as a shop and premises with a rateable value of £12,500. Please note that this amount is not equal to business rates payable and prospective purchasers should make their own enquires. The first floor is separately assessed as council tax band A.

## Terms:

Available at offers over £190,000 freehold with vacant possession upon completion.

## VAT:

VAT is not payable on the purchase price.

## Legal Costs:

Each party to bear their own however the buyer will provide an undertaking for abortive costs.

## 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)

