

OPENING DOORS SINCE 1843



Site
0.82 of an Acre Site



Investment
Currently Let At £60,000
per annum



Lease
Outside The Act, Expiring
2027



Planning
Redevelopment Potential,
Various Uses



Location
Mixed
Residential/Commercial
District

FOR SALE

11a Lythalls Lane, Coventry CV6 6FN

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 city's northern outskirts approximately 2¼ miles from the commercial 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 3.¾ miles distant.

Description:

The property comprises an existing breakers' yard which is largely laid down in concrete being slightly graded and of slightly irregular shape extending to some 0.331 ha (0.82 of an acre or thereabouts) with a mix of fencing to the boundaries and double gates for access.

The site also houses an open fronted shelter, a small workshop building and a toilet block.

The property is currently tenanted, the existing lease expiring in February 2027 with a rent of £60,000 currently being paid. The lease is outside the Act providing the opportunity to secure vacant possession on expiry.

In these circumstances the site is thought to represent a potential redevelopment opportunity for employment use or for a variety of possible commercial uses, for a residential scheme possibly, or say for care/assisted living etc., subject to Local Authority consent.

Floor Area:

	AREA SQFT	AREA SQM
Workshop	1,482.00	137.68
TOTAL	1,482.00	137.68

Services:

All mains services with the exception of gas are understood to be connected to the site. No tests have been applied.

Rateable Value:

The property is included in the 2023 Rating List with a Rateable Value of £21,000. Prospective purchasers to confirm with the Local Authority.

Terms:

The property is available to be acquired freehold subject to an existing lease to Autospecpol Ltd. which expires 27th February 2027. The current reserved rent is £60,000. Otherwise it is confirmed that the current lease excludes the security of tenure provisions of the Landlord and Tenant Act 1954 affording the possibility of vacant possession on expiry to allow for future redevelopment.

Offers in excess of £1 million are invited in these circumstances.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which we understand will not be 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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