OPENING DOORS SINCE 1843







Price Offers Over £295,000



Area 2,452 Sq. Ft. (227.8 Sqm)



Mixed Use Mixed Use



Location Substantial Corner Position



Availability Available Immediately

FOR SALE

119-121, Leicester Causeway, Coventry CV1 4HL

Location:

The property is located on the northern side of Coventry city centre in Foleshill a densely populated suburb of Coventry. The property is approximately 1 mile away from the city centre, and lies between Foleshill Road and Stoney Stanton Road, which both link to the A444, which links directly to junction 3 of the M6 Motorway.

The property is located on the corner of Leicester Causeway and Thornhill Road, with on street parking available on both streets.

Description:

A two storey corner property of brick construction with a pitched slate roof. To the rear is modern single storey flat roof extension with a goods vehicle loading access via Thornhill Road.

The front of the property fronting Leicester Causeway has been modified to provide a double shop front, with off street slabbed parking area to the immediate frontage.

The accommodation comprises of a trade counter, offices to the ground and first floor, with substantial storage to the rear. The accommodation also includes a ground floor one-bedroom apartment which is directly accessed off Thornhill Road, which also benefits from an enclosed patio area.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	1,590.00	147.72
First Floor	862.00	80.08
TOTAL	2,452.00	227.80

Services:

All services are thought to be connected, however no tests have been carried out.

Rateable Value:

The rateable value as of 1st April 2017 is £9,400

Terms:

VAT:

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable

Legal Costs:

Each party to pay their own legal costs in the transaction

Property Documents:

Property Plan: Click here EPC: Click here Planning Information: Video Link: Click here Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk









29 Warwick Row, Coventry CV1 1DY 024 7622 8111 (option 2) loveitts.co.uk

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