



**194 Binley Road, Coventry, CV3 1HG**  
**£725 Per Month**



The Property Group are proud to present this excellently located retail/office unit, positioned on a busy main road in a highly prominent and sought-after location.

Benefitting from high footfall and strong local visibility, this versatile ground-floor unit offers a fantastic opportunity for a wide range of mixed-use purposes. Whether you're launching a new venture or expanding an existing business, this space is ideal for startups and entrepreneurs alike.

Previously occupied by "The Originals" clothing store, the property is well-suited to retail, office, beauty, or service-based uses (subject to necessary consents). Internally, the space is open-plan and easily adaptable to meet the needs of various business types.

This is an excellent chance to establish your presence in a thriving commercial area — early viewing is highly recommended



206 Binley Road, Coventry, Warwickshire, CV3 1HG

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