

Telephone: 024 7622 6684

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GODFREY-PAYTON
CHARTERED SURVEYORS

CITY CENTRE OFFICE PREMISES

PENNY COLLARD CENTRE, FLEET ST, COVENTRY CV1 3AY

Centre of Coventry, Leamington Spa 8.5 miles / Birmingham 15 miles/ Leicester 20 miles

Accepting all letting enquires on large town centre office premises suitable for a range of uses subject to Planning Permission



Location

The property is set back off medieval Spon Street adjacent to Old Bablake School in Coventry City Centre. The property is a minute's walk away from the Lower Precinct shopping centre, whose occupiers include H&M, New Look and Boots.

The property also benefits from its close proximity to the Hill St and Spon St car parks.

Coventry, Rugby (11 miles), Birmingham (15 miles), and Leicester (20 miles) are all just a short drive with good railway links, public houses, hotels, shops, garages, primary schools and secondary schools with both public and private options.

Planning Permission

The site would be suitable for a range of planning options, with the current Owners open to discussions on how this is achieved. Potential formats could include planning being secured by the current Owners, a joint venture or a conditional letting.

We would consider all development proposals

The Site

The property is of period timber-frame design and consists of ground floor. Access to the rear of the property is via Old Bablake.

The property benefits from a host of period features to include: a grand large meeting room, high ceilings, large period windows and other decorative architectural features.

The premises provide the following approximate floor areas:-

Ground Floor	135m ²	1,453ft ²
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EPC

The Energy Performance Asset Rating of the premises currently falls within Category D.

A copy of the Energy Performance Certificate can be made available upon request.

Rateable Value

We have made enquiries via the Valuation Office website which confirms the rateable value for the premises is as follows:-

Rateable Value (2023 Assessment)	£9,800
Estimated Rates Payable	£4,890.20

We suggest that all interested parties should verify the above information with the Local Authority.

Agent's Note:

1. These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property but do not constitute part of an offer or form any part of a contract. 2. We have not carried out a survey on the property nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise. 3. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further. G101

Services

Prospective tenants are advised to make their own enquiries in respect of the cost of local services. There are existing electricity, gas and water connections to the premises.

Tenure

We are open to discussions surrounding Tenure depending on the nature of the enquiry.

Plans

All plans shown on these particulars are for identification only and will not form part of the contract documentation. Further details and a plan are available from the Agents.

Legal Costs

Each party to be responsible for payment of their own costs incurred in the letting.

Viewing

Strictly by appointment only through the Agents.

For further information, please contact:

Godfrey Payton, Old Bablake, Hill Street, Coventry, CV1 4AN

Contact Riaz Khan or Luke Clay

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