



Holyhead Road, Coventry, CV1 3AA



£900,000

- Bar with living accommodation and B & B
- Prominent main road position
- Sold with vacant possession
- Flexible layout for multiple uses
- Parking to the rear

### Property Description

This substantial freehold property offers exceptional flexibility and is well-suited to a wide range of future uses. Set on an approx. 0.22-acre plot, the site provides considerable internal space arranged over three floors, making it an attractive opportunity for owner-occupiers, investors, or developers.

The property currently operates as a well-established Irish bar featuring a spacious split-level bar area, dance floor, TV zone, pool room, pub kitchen, customer WCs, and two cellar spaces. In addition, the building includes generous living accommodation comprising ground-floor kitchen and sitting area, first-floor lounge, six further bedrooms and study, along with Bed & Breakfast accommodation offering four double rooms, a single room, and communal facilities.

Externally, the property benefits from a rear car park and outdoor smoking area.

Given its scale, layout, and configuration, the site offers significant potential for alternative uses or redevelopment (subject to planning). This is a rare chance to acquire a large, adaptable property at an attractive revised price, with scope to tailor the space for a variety of commercial or mixed-use purposes.

### Location

The subject property occupies a prominent main road position fronting directly onto the busy A4114 Holyhead Road just beyond Coventry's Inner Ring Road (the A4053 Ringway Rudge - Ringway Hall Cross) within short walking distance of Coventry city centre all main amenities. Access to the property's car park is directly off Dover Street at the immediate rear.

### Rates

The current Rateable Value (April 2023) is £5,400. The Council Tax band is A. Prospective purchasers are recommended to make their own enquiries with the Local Authority for verification.

### Legal Costs

Both parties are to be responsible for their own legal costs in this instance.

### VAT

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT, which we understand is not payable in this case.

### Sale Method

Private Treaty

### Sale Comments

The property is being offered for sale freehold with vacant possession on completion.

### Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice



# Plan