



Workshop and Yard, Bedlam Lane, Coventry, CV6 6AR

Loveitts
PART OF **SHELDON BOSLEY KNIGHT**

Offers in region of: £350,000

- EPC: TBC
- Freehold Available

- Business Rates: £16,000.
- Yard and Workshop

Set on a secure quarter-acre site, this versatile 2,212 ft² former builders' merchant combines trade counter space, workshops and a gated yard to create a highly functional commercial base. Located in Coventry's Foleshill district, it benefits from strong road links via the A444 to the M6.

Description

The main building features a trade counter and office area to the front, alongside storage rooms, kitchenette and WC facilities. To the rear, there are additional workshop and storage bays with roller shutter door access, ideal for servicing and goods handling. A detached store building of brick and corrugated sheeting construction is also located within the secure rear yard.

Externally, the site includes a front forecourt area suitable for parking and servicing, although this section is subject to a right of way in favour of the adjoining occupier. To the rear, a secure gated yard with hardstanding provides valuable circulation space and additional parking. The site boundaries consist of a combination of brick walls, fencing and gated access points, ensuring security and functionality.

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 northern outskirts of the city approximately 2.25 miles from the city centre. Access to Bedlam Lane 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 3.75 miles distant.

Accommodation

Site Area: 0.247 acres (0.10 hectares)
Workshop GIA: 2,212 ft² (205.5 m²),

Tenure

The freehold is for sale by private treaty with an asking price of £350,000.

Services

The unit is connected to mains services including electricity, gas, water, and drainage. Prospective purchasers should make their own enquiries regarding the availability of broadband, and three-phase power to ensure suitability for their operational needs.

Planning

Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

For all planning enquiries, please contact Coventry City Council on planning@coventry.gov.uk or call 024 7683 1109.

Viewing

To arrange a viewing please contact the Commercial Team on commercial@loveitts.co.uk or 024 7622 8111 (Option 2)

Energy Performance Certificate

TBC

Business Rates

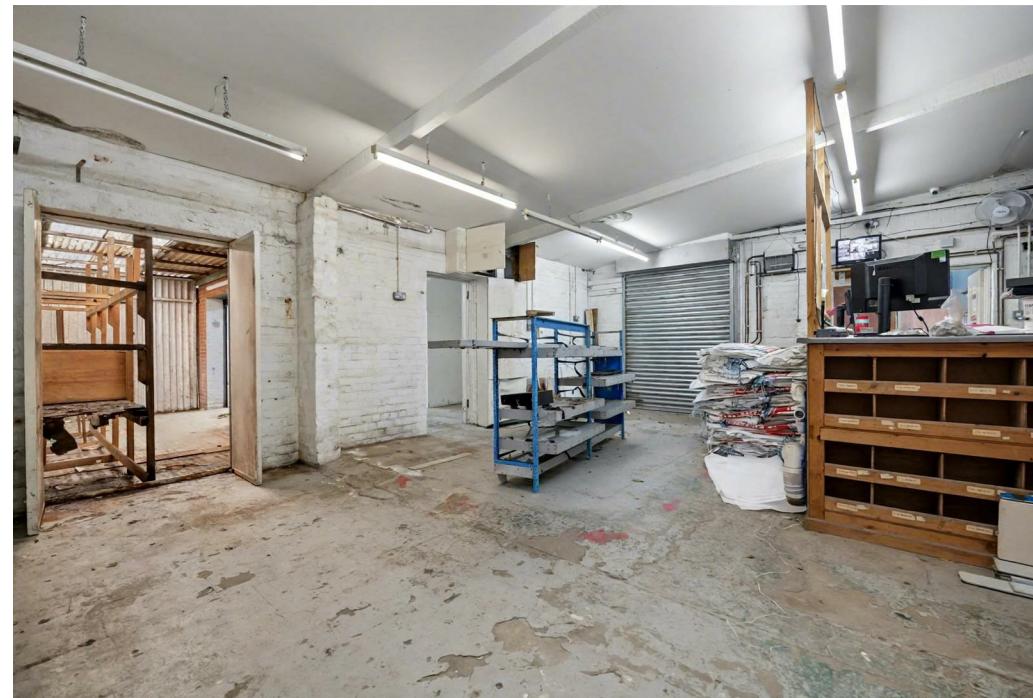
The current rateable value as of 1 April 2023 is £16,000.

VAT

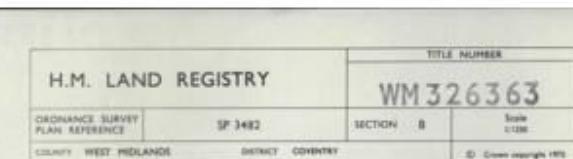
VAT is not charged on the property.

Legal Costs

Each party is to meet their own costs.



Title Plans



HM Land Registry
Official copy of
title plan

Title number **WM955534**
Ordnance Survey map reference **SP3482NW**
Scale **1:1250**
Administrative area **West Midlands** :
Coventry

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