

1-2 FAIRVIEW WALK, BEDLAM LANE

COVENTRY CV6 6AR



Loveitts

PART OF | SHELDON BOSLEY KNIGHT

1-2 FAIRVIEW WALK, BEDLAM LANE

COVENTRY CV6 6AR

Location

The property is located in the Foleshill district of Coventry, an area of mixed residential and commercial development. It is sited on the northern outskirts of Coventry, 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 away.

> **GIA: 2,212 sq ft (205.5 sqm)**

> **Area: 0.247 acres**

> **Former builders' merchants**

> **Freehold with vacant possession**

Description

The property is a former builders' merchant premises arranged over approximately 0.247 acres (0.10 hectares), held under three registered titles. The accommodation provides a gross internal area of around 2,212 sq ft (205.5 sqm) and comprises a range of single storey workshop and storage units together with ancillary accommodation.

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.

The property is understood to have mains electricity, water and drainage connections, with internal lighting and power installed throughout.

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.

FOR SALE: £350,000

Approximate travel distance



Services

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

Rateable value

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

Terms

For sale by private treaty at offers in the region of £400,000 exclusive.

VAT

The property has not been elected for VAT.

Legal costs

Each party to pay for their own respective legal fees.

Property documents:

Property plan: [Click here](#)

EPC: [Click here](#)

Other: [Click here](#)

Floor area

Ground floor

1,168 sq ft 108.51 sqm

First floor

941 sq ft 87.42 sqm

Viewing arrangements

Phone: 024 7622 8111 (Option 2) **Email:** commercial@loveitts.co.uk







