



For Sale

Former Jewson Trade Counter,
186 Humber Avenue, Coventry, CV1 2AS

Freehold premises with trade counter, stores and external hardstanding
on c. 1.526 acres (0.618 ha)

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Location

The subject property is centrally located in Coventry City Centre, just off the southeastern edge of the central A4503 ring road. Located on Humber Avenue, the property benefits from direct access to the A4114, a main arterial route to Coventry City Centre and the A45 Stonebridge Highway.

The property is situated just 0.7 miles from Coventry Train Station providing good access to the wider rail network and the national motorway network is directly accessible via the A444 with J3 of the M6 just 5 miles to the north of the property, enabling access to the M42 and M69 corridors.

The property is well located to wider Midlands locations such as Birmingham (25 miles to the northwest), Birmingham Airport (11 miles to the Northwest), Leicester (28 miles to the Northeast) and Northampton (37 miles to the Southeast).

Description

The property currently comprises a former Jewson trade counter / builders merchant, consisting of two detached industrial warehouse / stores units and surfaced open storage areas.

The site totals approximately 1.526 acres (0.618 ha) which are generally surfaced with a variety of tarmac and concrete. The site is securely fenced to all sides with a large gated access point from Humber Avenue. The respective buildings on the site provide the following specification.

Trade Counter (Building 1)

Building one comprises of 15,230 sq ft three bay warehouse / trade unit of portal frame construction with part brick, part metal clad elevations surmounted by a recently modernised pitched metal clad roof.

The property also incorporates an additional lean-to section of the warehouse of part brick

part metal clad construction on the southeast elevation of the property.

The property has been split into two main sections with the areas being used for warehouse storage and trade counter uses.

The property specification includes:

- c.5.5m eaves height
- 4 ground level access doors.
- Fitted trade counter and offices areas
- Internal mezzanine area
- Usual services including three phase power (capacity not confirmed), gas and water.
- 17 car parking spaces to the front of the property.

Workshop / Store (Building 2)

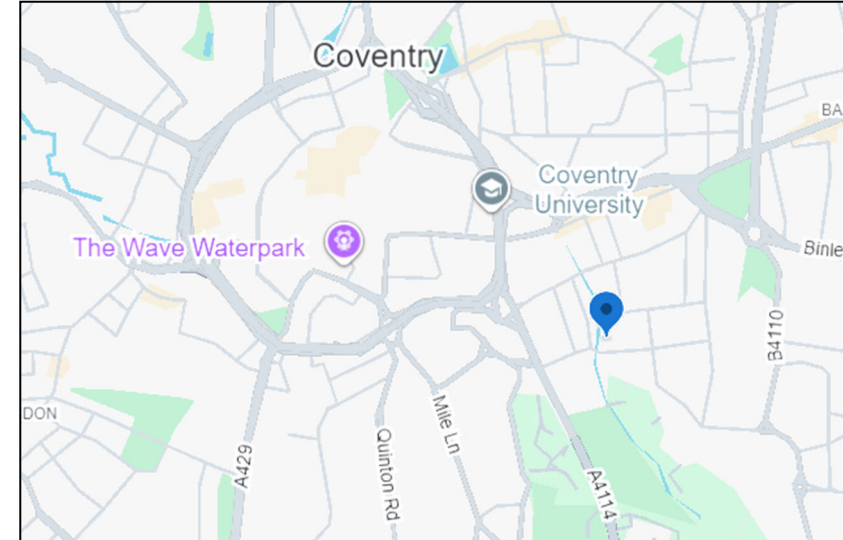
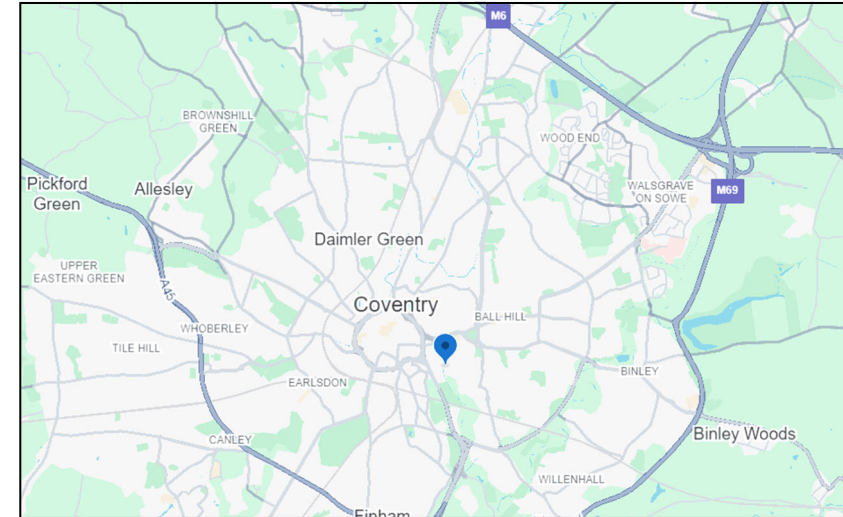
Building two comprises of 3,390 sq ft of a single bay industrial unit of breezeblock construction surmounted by a pitched corrugated metal roof.

The property specification includes:

- c.4m eaves height
- 3 ground level loading doors

Accommodation

Area	Sq M	Sq Ft
Building 1	1,415	15,230
Building 2	315	3,390
TOTAL	1,730	18,620





Tenure / Terms

The property is held freehold . Both conditional and unconditional offers will be considered.

The guide price is available upon application.

Rateable Value

We understand the property has a current Rateable Value of £107,000.

Interest parties should make their own inquiries with the local authority for further details.

Planning

We believe the property currently benefits from a Class E consent however no formal investigations have been carried out. The site has potential for alternative uses, subject to planning.

Interested parties should make their own inquiries with the local authority for further details

Energy Performance Certificate

EPC's will be available where required.

Services

We understand that the property benefits from mains 3 phase electricity, gas, water and drainage. The services are untested and interested parties should satisfy themselves with regard to supplies.

VAT

We understand the property is elected for VAT.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.



**If you would like to know
more please get in touch.**

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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