



## Well Street Club, Well Street, Coventry, CV1 4AB

WELL LOCATED, UNIQUE OPPORTUNITY, CITY CENTRE LEISURE FACILITY

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	4,251 sq ft / 394.93 sq m
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Information upon request
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Within walking distance of Coventry Mainline Rail Station and Pool Meadow Bus Station
- Close to Belgrade Plaza
- Lift access
- Other uses Subject to Planning

# Well Street Club, Well Street, Coventry, CV1 4AB

## Location

The property is located on Well Street in the northern part of Coventry City Centre. The unit is in the immediate vicinity of Belgrade Plaza which provides a number of restaurant and leisure facilities. The property is in close walking distance of Coventry's main bus station (Pool Meadow) and the mainline railway station serving London Euston and Birmingham New Street.

## Description

The property is located on the top floor of the multi storey car park on Well Street, with access via a lift to the rear of the property. It can also be accessed via a stairwell through the multi storey car park. There is a ground floor section of the multi storey car park which fronts onto Bishop Street which, with some work, would provide a front access and give the property some prominence with ground floor presence.

The property itself comprises a terrace rooftop with conservatory style extension. Internally the property generally has open plan space. There are a number of smaller rooms which were to provide karaoke rooms. The property has been completed to a level where the first phase of electrics have been installed.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Floor Area	3,169	294.41
Entrance/Lobby	1,082	100.52
<b>Total</b>	<b>4,251</b>	<b>394.93</b>

## Tenure

The property is available by way of a new effective FRI Lease for a term of years to be agreed.

## Rent

Upon application.

## EPC

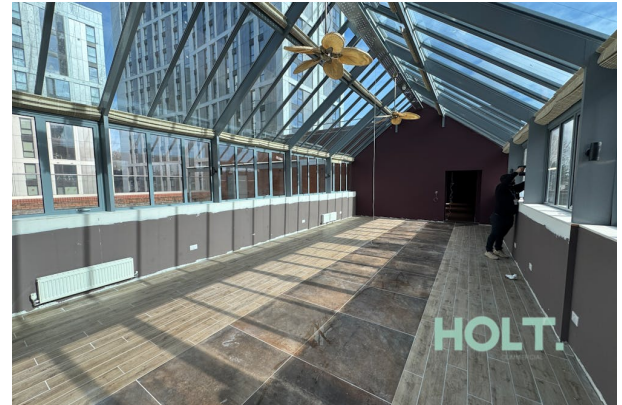
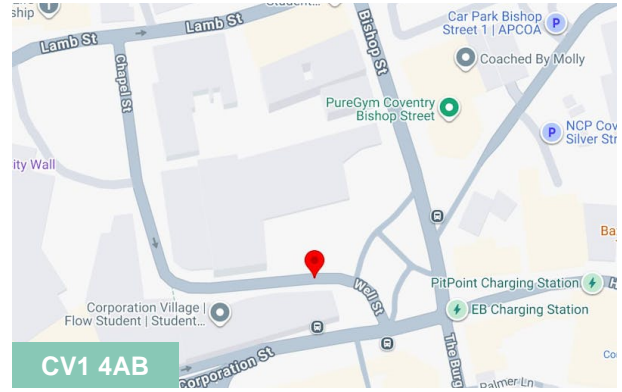
TBA. An EPC has been commissioned.

## VAT

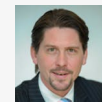
VAT will be payable if applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.



## Viewing & Further Information



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