



## 305 Holbrook Lane, Coventry, CV6 4DG FREEHOLD RETAIL PREMISES

### Summary

|                       |                        |
|-----------------------|------------------------|
| <b>Tenure</b>         | For Sale               |
| <b>Available Size</b> | 928 sq ft / 86.21 sq m |
| <b>Price</b>          | £300,000               |
| <b>Rateable Value</b> | £9,800                 |
| <b>EPC Rating</b>     | C (74)                 |

### Key Points

- Busy main road location
- Ground floor commercial retail accommodation with additional first floor office/ancillary space
- Located within a well established mixed use area
- Suitable for a variety of uses (subject to planning)

# 305 Holbrook Lane, Coventry, CV6 4DG

## Location

305 Holbrook Lane is situated to the north of Coventry City Centre within an established mixed residential and commercial area. The property is located approximately 2 miles from the city centre providing access to a range of retail, leisure and transport amenities.

Holbrook Lane benefits from good connectivity to the surrounding road network with the A444 located nearby, providing direct access to Junction 3 of the M6 and onward links to the wider Midlands motorway network. The A4600 (Sky Blue Way) is also readily accessible. The surrounding area comprises predominantly residential housing together with local retail and community uses, making the location suitable for neighbourhood focused commercial occupiers.

## Description

The property comprises a two storey commercial premises forming part of an established neighbourhood retail parade. To the ground floor, the unit provides mainly open plan accommodation to the front with ancillary/storage areas to the rear, together with WC facilities.

The accommodation offers flexibility for a range of occupiers, subject to the necessary consents. The first floor provides additional ancillary accommodation suitable for office, staff/storage or further operational space, subject to an occupier's requirements.

The premises benefit from a glazed frontage with roller shutter security with internal finishes including suspended ceilings (partially removed), mixed floor finishes and a practical layout suited to a variety of commercial uses. Externally, the property fronts a pedestrianised forecourt serving the parade, providing good visibility alongside neighbouring occupiers.

## Accommodation

| Description            | sq ft      | sq m         |
|------------------------|------------|--------------|
| Ground Floor Retail    | 218        | 20.25        |
| Ground Floor Ancillary | 419        | 38.93        |
| First Floor Office     | 291        | 27.03        |
| <b>Total</b>           | <b>928</b> | <b>86.21</b> |

## Tenure

Freehold.

## VAT

All figures are exclusive of VAT unless otherwise stated.

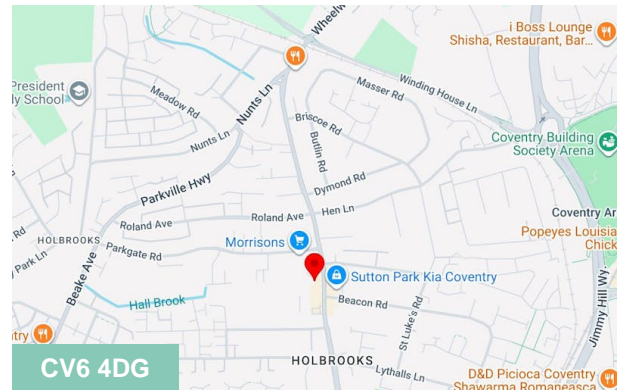
## Legal Fees

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

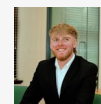
## Anti Money Laundering Regulations

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

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the purchaser.



## Viewing & Further Information



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