HOLT.
COMMERCIAL

Retail
FOR SALE



Unit 4, Brook Farm, Stoneleigh Road, Coventry, CV4 7AB

FREEHOLD FARM SHOP

Summary

Tenure	For Sale
Available Size	1,216 sq ft / 112.97 sq m
Price	£199,500 for the freehold
Rateable Value	£4,000 April 2026
EPC Rating	D (80)

Key Points

- Excellent access to A46
- Highly prominent site
- Planning granted to extend
- Parking/yard available
- Other uses Subject to Planning

Regulated by RICS

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Location

Brook Farm is located at the end of Stoneleigh Road adjacent to the new A46 Stoneleigh Improvement Junction. The A46 provides excellent access to the M40 to the south east and easy access to Coventry to the north west.

Description

The unit is of brick construction with brick/breezeblock elevations with steel trussed roof over a corrugated steel, insulated roof with inset roof lights.

Internally the property is lit by way of fluorescent lighting and benefits from a WC facility.

Externally the property has parking for circa 5 vehicles.

Accommodation

Building Type	sq ft	sq m
Retail	1,216	112.97
Total	**1,216**	**112.97**

Services

We understand mains water and electricity are connected to the building.

Tenure

Freehold.

Price

£199,000 for the freehold

Rateable Value

£4,000 (April 2026)

Energy Rating

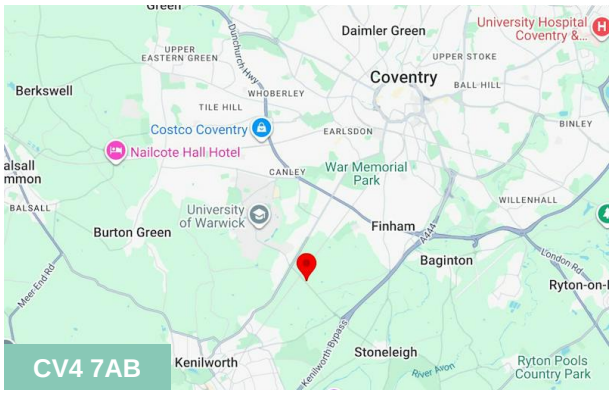
D80. EPC available upon request.

Legal Fees

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

Anti Money Laundering

In accordance with AML Regulations two forms of ID and confirmation of source of funding will be required from the successful purchaser.



Viewing & Further Information



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