



Body Shop Premises & Yard, 126-130 Holbrook Lane, Coventry, CV6 4BN

RARE FREEHOLD PREMISES WITH UNITS & YARD - PART INCOME PRODUCING

Summary

Tenure	For Sale
Available Size	14,421 sq ft / 1,339.75 sq m
Rateable Value	£74,500 We are advised that there are two rateable values combined - Purchasers must rely on their own enquiries, contact agents for further details
EPC Rating	F (129)

Key Points

- Rare Freehold Opportunity
- Road frontage
- Part income producing
- External yard/parking area

Body Shop Premises & Yard, 126-130 Holbrook Lane, Coventry, CV6 4BN

Location

The site is located 2.5 miles north of the city centre with good access to Junction 3 of the M6, being some 2.5 miles distant. This provides the site with excellent access to the nearby M1, M6, M40, M42 and M69 motorways. Local occupiers include Travis Perkins, Clifton Trade Bathrooms, Speedy Services and many other industrial and trade occupiers.

Description

The premises are self contained within fencing and brickwork to the front entrance incorporating manual access gates. Within the site sit two interconnected units with a mixture of both portal frame and truss frame construction. The external yard is part concrete and partly stoned. The units are currently used for car related uses with ground and first floor offices within. The units also benefit from both personnel and roller shutter access doors to the front elevations.

The front right-hand side unit is currently partly occupied and the unit has been divided on this basis to accommodate this occupier.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse area inclusive of ground floor offices and additional store areas	13,019	1,209.50
First floor offices/welfare facilities and breakouts	1,402	130.25
Total	14,421	1,339.75

Part Income Producing Element

Please contact agents for further details.

VAT

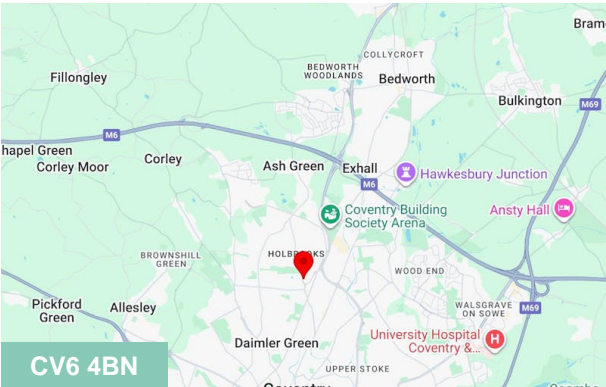
VAT will be payable if applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in any 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(s).



Viewing & Further Information



Edward Jenkinson
024 7655 5180 | 07935 317329
ed@holtcommercial.co.uk



Jamie Morby
024 7655 5180
jamie@holtcommercial.co.uk

