



243 Walsgrave Road, Coventry, CV2 4BA

GROUND FLOOR RETAIL UNIT WITH FIRST FLOOR RESIDENTIAL

Summary

Tenure	To Let
Available Size	1,372 sq ft / 127.46 sq m
Rent	£28,000 per annum
Rateable Value	£16,750 1 April 2026
EPC Rating	Upon enquiry

Key Points

- Prominent retail location
- High footfall
- Ready for immediate occupation

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Location

The property is located approximately 1.5 miles to the east of Coventry City Centre on the A4600 Walsgrave Road. Along the parade are an array of retail outlets offering a range of both local independents and larger national occupiers.

Walsgrave Road acts as one of the main arterial routes from the city centre. Specifically, the property is located on the northern side of Walsgrave Road and is located on the Clay Lane junction.

Description

The property comprises a prominently positioned ground floor commercial unit offering flexible accommodation suitable for a variety of retail, office, takeaway, leisure or service-based uses, subject to the necessary consents.

The premises benefit from an attractive glazed frontage providing excellent natural light and strong visibility onto a busy main road location. Internally, the property offers a spacious open-plan sales and customer area with suspended ceilings, inset LED lighting, air conditioning and fitted flooring throughout.

To the rear, the accommodation provides a substantial ancillary area previously utilised for food preparation and storage, together with additional private rooms/offices, staff facilities, WC accommodation and rear access. The layout offers excellent flexibility for occupiers seeking a combination of customer-facing and operational space.

The residential accommodation is accessed via a private external staircase to the rear of the property and briefly comprises an entrance hallway, spacious living room, fitted kitchen with a range of base and wall mounted units, integrated oven and electric hob, double bedroom and a modern bathroom fitted with a white suite including a bath with shower. The property benefits from gas central heating, double glazing and neutral decorations throughout.

The property also benefits from existing extraction, fitted service areas, storage facilities and rear service access, making it suitable for a range of commercial occupiers. Externally, there is a secure rear yard area for bin storage and servicing.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Retail	791	73.49
First Floor Accomodation	581	53.98
Total	1,372	127.47

EPC

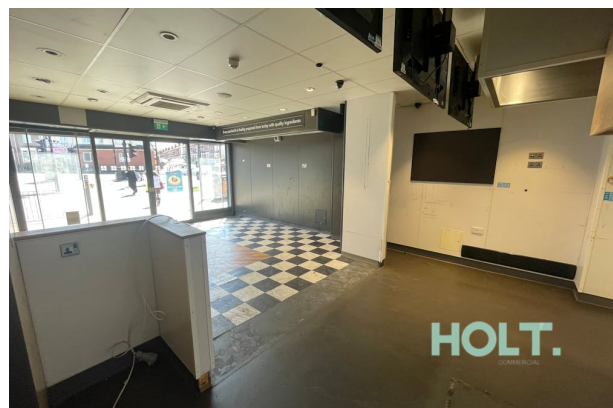
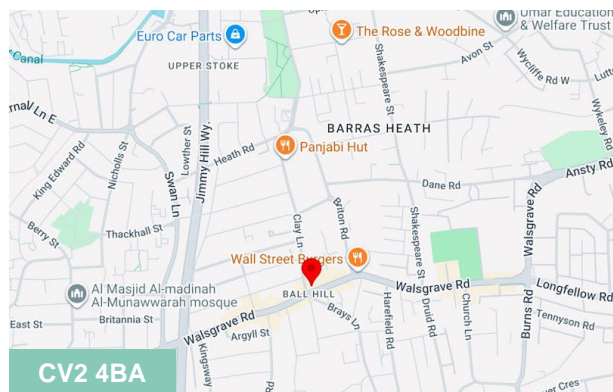
An EPC has been commissioned.

VAT

We are advised that VAT is not applicable.

Legal Costs

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



Viewing & Further Information



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