



48 Coronation Road, Coventry, CV1 5BX

FREEHOLD, SELF CONTAINED COMMERCIAL SITE WITH OFFICE AND INDUSTRIAL ACCOMMODATION

Summary

Tenure	For Sale
Available Size	6,952 sq ft / 645.86 sq m
Price	£650,000
EPC Rating	Upon enquiry

Key Points

- Prominent self contained commercial site
- Two separate commercial/industrial units
- Two storey office building
- Potential Residential Development Subject to Planning

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Location

The property is situated on Coronation Road, within the established Hillfields area of Coventry, approximately 0.5 miles north east of Coventry City Centre. The property occupies a commercial site comprising a mixture of gym, office and warehouse accommodation and is positioned amongst a variety of commercial and residential uses. The location benefits from convenient access to Coventry City Centre and the wider road network, with nearby arterial routes providing connections throughout the city and towards the A444. The property is also well placed for public transport, with regular bus services operating within the surrounding area and Coventry Railway Station located approximately 1.5 miles to the south west.

Description

The property comprises a mixed commercial site incorporating a two storey office building together with three separate commercial units, all accessed via a shared driveway from Coronation Road. The office accommodation is situated within the front two storey building and provides a range of cellular rooms arranged over ground and first floor levels, together with kitchen and WC facilities. To the rear of the site are three separate commercial units. One is currently fitted out and modernised as a gym, providing predominantly open plan accommodation, while the remaining units provide more basic commercial space. Externally, the property benefits from a surfaced yard providing access and circulation to the various buildings, with vehicular access from Coronation Road.

Accommodation

Description	sq ft	sq m
Ground Floor Office	724	67.26
First Floor Office	637	59.18
Rear of 48 Gym	2,191	203.55
Rear of 48 Red Door Warehouse	2,880	267.56
Rear of 48 Right Side Store	520	48.31
Total	6,952	645.86

Business Rates

The property has the following Rateable Values:
Ground Floor Office: £6,400; First Floor Office: £4,432; R/O 48 Gym: £18,500;
R/O 48 Red Door Warehouse: £14,942; R/O 48 Right Side Store: £3,150

Energy Performance Certificate (EPC)

The property is subject to two EPCs with the following Energy Ratings:
Industrial: B; Offices: D

VAT

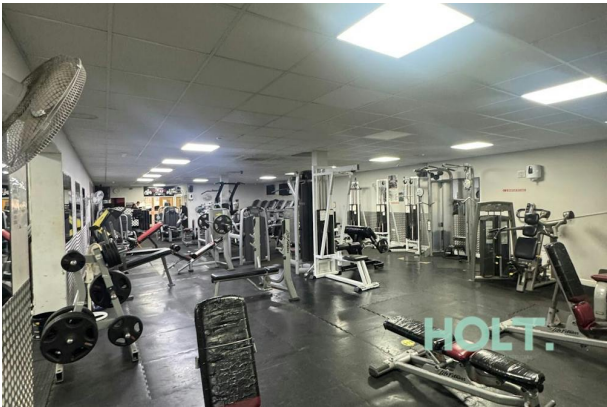
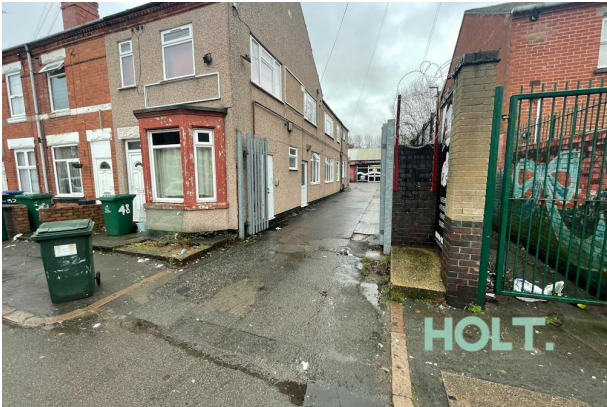
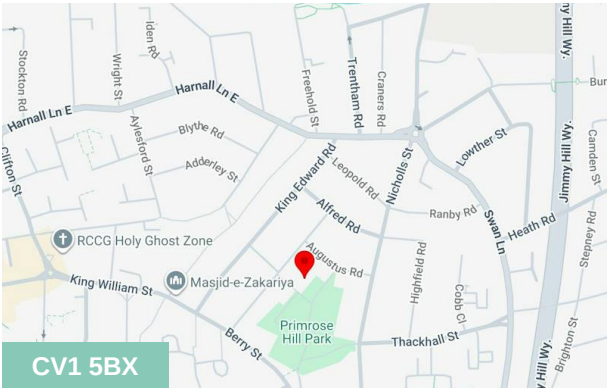
We are advised by our client that VAT is not applicable.

Legal Fees

Each party to bear their own legal costs.

Anti Money Laundering

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful purchaser to provide information necessary to complete these checks before the deal is completed. Information required will include satisfactory proof of the source of funds for the purchaser.



Viewing & Further Information



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