

## FOR SALE

### Cheveral Avenue Coventry, CV6 3EN

**Purchase Price:** Offers around £250,000

**Area:** 1,628.00 sqft (151.25 sqm)

- Investment/Owner Occupier Opportunity
- GF Shop (Currently A Hairdressers)
- Self-Contained Flat & Garage/Store
- Available With Vacant Possession
- Or Subject To A Lease Of Ground Floor



## LOCATION:

The premises form part of a parade of principally shop units with residential accommodation over fronting Cheveral Avenue in the popular Radford area of Coventry 2 miles north of the City Centre. There is a limited stay car parking bay to the immediate frontage, otherwise car parking is available on the nearby streets and there is also a bus stop to hand. The busy Jubilee Crescent shopping area is a short distance away with a number of national and local concerns including Asda, Tesco Metro, Domino's Pizza, Greggs, Subway, Lloyds Pharmacy, TSB, etc.

## DESCRIPTION:

The premises comprise a mid-terraced unit with accommodation on two floors plus converted attic room. The ground floor has traded for many years as a unisex hairdresser (Cheveral Hair (and tanning service)), but is considered suitable for a variety of other uses, subject to obtaining any necessary consents. The flat briefly comprises: GF - entrance hall. FF - lounge; bedroom; bathroom and kitchen. Converted Attic Room (currently used for storage/sleeping). There is a former garage at the rear (used for storage) arrived at via a shared accessway from Villa Road and Telfer Road. While the flat is currently accessed from the rear of the property via the utility area of the shop, an independent access could readily be installed. The premises are available to purchase with vacant possession of the whole or alternatively a lease of the ground floor could also be entered into (for use as a hairdressers).

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Shop (NIA)	639.00	59.37
Flat (IPMS 3C)	853.00	79.25
Garage (GIA)	136.00	12.63
<b>TOTAL</b>	<b>1,628.00</b>	<b>151.25</b>

All measurements detailed in these particulars are approximate.

## FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any sale.

## SERVICES:

All main services are understood to be installed to the premises, subject to connection charges by the Utility Companies. No tests have been applied.

## TERMS:

The premises are available freehold, with vacant possession of the whole, or alternatively, subject to a lease of the ground floor and vacant possession of the flat (further details on request).

## LEGAL COSTS:

Each party to pay their own legal costs.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

## RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment for the shop (2017 List) is £5,600. Please note that this is not the rates payable and prospective occupiers/purchasers are recommended to make their own enquiries with the Local Authority for verification of the Rateable Value and confirmation of the rates payable. The flat is understood to be assessed within Band A for Council Tax purposes.

## EPC RATING: E

## CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)