

OPENING DOORS SINCE 1843



Area
249.81 sqm (2689 sqft)



Price
£400,000



Planning
Existing 'E' Use Class



Mixed Use
Potential for Upper Floor
Residential



Location
Busy Suburban Parade

FOR SALE

223-229 Walsgrave Road, Coventry CV2 4HH

Location:

This property is located on Walsgrave Road, Coventry near to its junctions with Clay Lane, approximately 1 mile east of the city centre. This is a typical high-density inner-city suburb with a mix of national and independent retailers represented providing for what is a busy neighbourhood shopping area. The property is situated on the A4600 which connects the city centre to junction 2 of the M6 and M69. Limited time restricted parking is possible close by, albeit with loading only permissible to the immediate frontage.

Description:

The property comprises a substantial two storey former Coventry Building Society Branch Office forming part of a busy suburban shopping parade and now available to be purchased with vacant possession. Previously the property comprised potentially 4 terraced houses which have been converted and extended on a single storey at the rear to provide spacious branch office accommodation at ground floor level consisting of largely open plan space together with private offices and welfare facilities etc. The first floor comprises ancillary accommodation and currently redundant space but could potentially be converted to residential accommodation subject to Local Authority consent.

The ground floor which would now have an 'E' planning use could also potentially be sub-divided to create a number of business units to let.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	1,744.00	162.02
First Floor	945.00	87.79
TOTAL	2,689.00	249.82

Services:

Mains drainage, gas and electricity are connected with an Ideal gas fired central heating boiler installed along with part air conditioning and emergency lighting.

No tests have been applied.

Rateable Value:

We are informally advised by the Local Authority that the current assessment for the property (2017 Listing) is £31,250. Please note that this is not the rates payable and prospective occupiers are recommended to make their own enquiries with the Local Authority.

Terms:

The property is available freehold with vacant possession on completion. Offers are invited based on £400,000.

The property is subject to a Section 198 election.

VAT:

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

Legal Costs:

Both parties are responsible for their own legal fees in this case

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link: [Click here](#)

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

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