

OPENING DOORS SINCE 1843



Price  
Offers Over £295,000



Area  
2,452 Sq. Ft. (227.8 Sqm)



Mixed Use  
Mixed Use



Location  
Substantial Corner  
Position



Availability  
Available Immediately

FOR SALE

119-121, Leicester Causeway, Coventry CV1 4HL

## Location:

The property is located on the northern side of Coventry city centre in Foleshill a densely populated suburb of Coventry. The property is approximately 1 mile away from the city centre, and lies between Foleshill Road and Stoney Stanton Road, which both link to the A444, which links directly to junction 3 of the M6 Motorway.

The property is located on the corner of Leicester Causeway and Thornhill Road, with on street parking available on both streets.

## Description:

A two storey corner property of brick construction with a pitched slate roof. To the rear is modern single storey flat roof extension with a goods vehicle loading access via Thornhill Road.

The front of the property fronting Leicester Causeway has been modified to provide a double shop front, with off street slabbed parking area to the immediate frontage.

The accommodation comprises of a trade counter, offices to the ground and first floor, with substantial storage to the rear. The accommodation also includes a ground floor one-bedroom apartment which is directly accessed off Thornhill Road, which also benefits from an enclosed patio area.

## Floor Area:

	AREA SQFT	AREA SQM
<b>Ground Floor</b>	1,590.00	147.72
<b>First Floor</b>	862.00	80.08
<b>TOTAL</b>	<b>2,452.00</b>	<b>227.80</b>

## Services:

All services are thought to be connected, however no tests have been carried out.

## Rateable Value:

The rateable value as of 1st April 2017 is £9,400

## Terms:

## VAT:

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

## Legal Costs:

Each party to pay their own legal costs in the transaction

## Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link: [Click here](#)

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

