



**Lambert
Smith
Hampton**

0121 236 2066
www.lsh.co.uk

For Sale

Retail Opportunity

Retail Unit & Hot Food Takeaway with Residential Accommodation

57 - 59 Harnall Lane West, Coventry, CV1 4EY



- 323.89 Sq M (3,487 Sq Ft)
- Prominent location
- Close to Coventry city centre
- Includes off road parking

Lambert Smith Hampton

Interchange Place, Edmund Street, Birmingham B3 2TA T +44 (0)121 236 2066

57 - 59 Harnall Lane West, Coventry, CV1 4EY

Location



The property is located a short distance from Coventry city centre and occupies a prominent position at the corner of Harnall Lane West and Springfield Place.

The property has easy access to the A4053 Coventry Ring Road via Foleshill Road which itself is a primary route running from the centre of Coventry to Junction 3 of the M6 which is 3.5 miles to the north.

The surrounding area is mixed use in nature and benefits from good passing trade. A number of religious centres and the City College Coventry campus are all within walking distance.

Description

The property comprises neighbouring two storey terraced buildings of masonry construction with rendered elevations beneath a part pitched part flat roof.

Number 57 comprises a ground floor retail unit with part glazed shop frontage and previously traded as a convenience store. The upper floor has separate access from Harnall Lane West and comprises a four bedroom flat. The retail unit has suffered damage following a fire at the property.

Number 59 comprises a ground floor retail unit which most recently traded as a hot food takeaway. The shop is arranged to provide a service area and two preparation rooms to the rear. A roller shutter door has been fitted allowing direct loading access from Springfield Place. The upper floor provides a one bedroom flat.

To the rear of the buildings is a small yard with a brick built outbuilding. The property also has the benefit of off road parking for 4 vehicles on Springfield Place.

Accommodation	Sq M	Sq Ft
57 - Ground floor shop	110.83	1,193
57 - First floor	98.53	1,061
59 - Ground floor takeaway	58.69	632
59 - First floor	55.84	601
Total net internal area	323.89	3,487

VAT

VAT may be chargeable at the prevailing rate.

Business Rates

The current business rate assessment's are as follows:

57 Harnall Lane West - £7,700

59 Harnall Lane West - £2,475

Terms

Offers are invited for the freehold interest as a whole or in parts.

Planning

We understand that the property falls within use classes A1 (Shops), A5 (Hot Food Takeaways) and C3 (Dwelling Houses).

Interested parties should make their own enquiries of Coventry City Council.

Services

We understand that the property is connected to mains services including, water, gas, electricity and drainage.

EPC

The energy performance ratings are as follows:

57 Harnall Lane West – C (65)

59 Harnall Lane West – E (109)

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Scott Ellis

Lambert Smith Hampton

0121 236 2066

sellis@lsh.co.uk

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