

The Neighbourhood Centre, 2 Whitaker Road, Allesley Park, Coventry, CV5 9JE



FOR SALE (may let)

Office/D1 Suite

5,703sq ft (530 sq m)

- Open plan first floor suite ready for occupier's fit out
- Within modern neighbourhood complex completed in 2012, including library, medical facilities and pharmacy
- Suitable for a variety of uses including offices, clinic, health and/or fitness centre

Offers invited in the region of

£495,000



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Location

The Neighbourhood Centre at Allesley Park is located at the junction of Whitaker Road and Winsford Avenue in the Allesley Park area of Coventry approximately 2 miles due West of Coventry City Centre.

The surrounding vicinity is mainly residential with a shopping parade and supermarket opposite.

Description

The available property comprises an open plan first floor self contained suite within the Neighbourhood Centre complex which was completed in 2012 and includes purpose built library, medical centre and pharmacy. It is believed that the centre is understood to have an expanding list size in excess of 7,500 patients with 6 full time GPs.

The suite is self contained and has its own exclusive 8 person lift. There are 2 access doors into the suite which is currently finished to a shell specification with full double glazed windows, 2 access doors and separate fire escape.

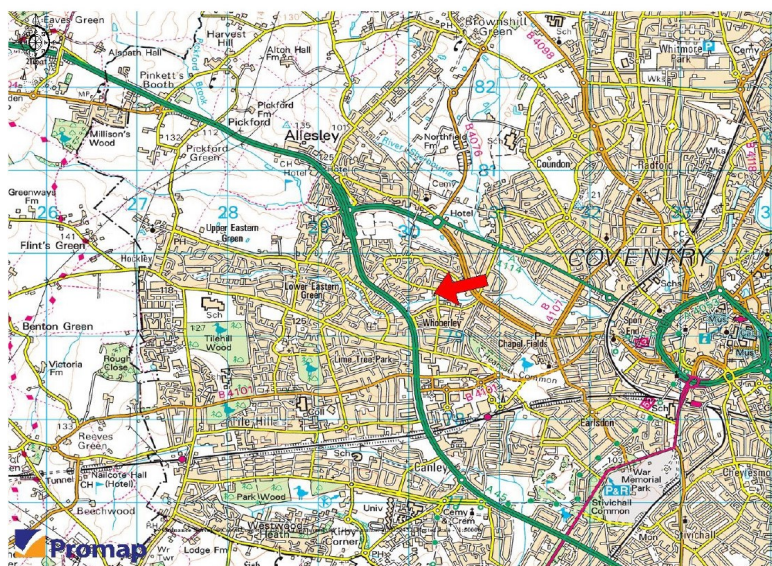
Whilst the property does not have designated car parking, the centre has communal, first-come-first-served, carparks at the front and side of the complex (please note that the parking pictured in the main building is not available for use.)

Accommodation

	sq ft	sq m
Total	5,703	530

Price

Offers invited in the region of **£495,000**



Terms

The premises are available for sale by the way of the remainder of a long lease for a term of 125 years dated 29th August 2012 granted by the Council of the City of Coventry. The ground rent is peppercorn without review and there is a schedule of responsibility for repairs and maintenance. The buyer will be responsible for insuring the library block, recharging half of the premium back to Coventry Council. The insurance cost for the last year was £1,971, split as above. Please note that alternatively the premises may be available To Let on terms to be agreed.

Rating

Please note that the premises are yet to be assessed for rating.

Services

Mains 3 phase electricity, water and drainage are available to the premises. The purchaser or tenant will need to install WCs and fit out the space to their requirements.

V.A.T.

V.A.T. will be charged at the prevailing rate.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

EPC

To be confirmed.

Viewing



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