

FOR SALE

FREEHOLD RETAIL OPPORTUNITY WITH FIRST FLOOR OFFICES

185 Walsgrave Road, COVENTRY CV2 4RF



1,313 SQ FT (328.88 SQ M) NIA

- Located in a prominent retail location
- Excellent access to Coventry City Centre and the M6/M69
- Rare opportunity to purchase the freehold
- 484 sq ft ITZA

Location

The property is located approximately 1.5 miles to the east of Coventry City Centre on the A4600 Walsgrave Road. Along the parade are an array of retail outlets offering a range of both local independents and larger national occupiers such as TSB Bank, Tesco Express and Subway.

Walsgrave Road acts as one of the main arterial routes from the City Centre. Specifically the property is located on the northern side of Walsgrave Road and approximately opposite its junction with Marlborough Road.

Description

185 Walsgrave Road offers a brick built end terrace, two storey retail premises over ground and first floors. Internally the premises are fitted to a good standard and offers a range of shop, office and ancillary spaces commensurate with the previous occupiers use as a bank.

Most recently occupied by Nationwide Building Society the premises would be suitable for a variety of occupiers.

Accommodation	sq m	sq ft
Ground Floor (Net Internal Area)	89.09	959
First Floor (Net Internal Area)	32.89	354
ITZA	44.97	484

Price

£175,000

Tenure

The properties freehold interest is available to purchase.

Rateable Value

Rateable Value	£9,500
Uniform business Rate (2017/18) at 46.6 in £	
Rates Payable	£4,427

Energy Rating

EPC available upon request.

VAT

The property may be elected for VAT which will be payable.

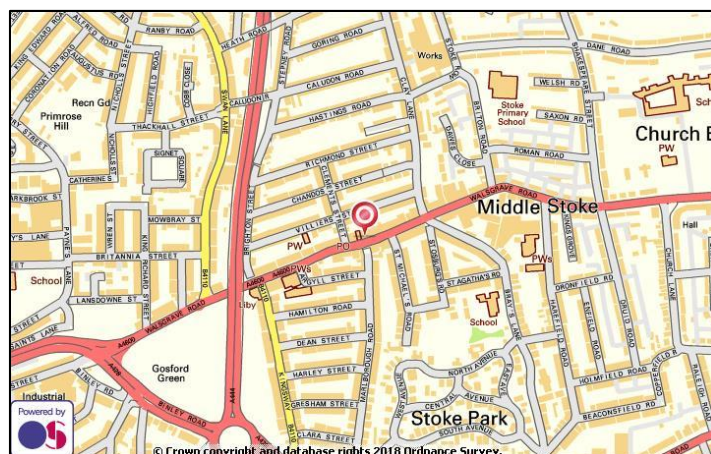
Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL
HOLT COURT
16 WARWICK ROW
COVENTRY CV1 1EJ
TEL: 024 7655 5180
CONTACT: CHRIS HOBDAY
E./ chris@holtcommercial.co.uk



Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
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OFFER FORM
PROPERTY AT 185 WALSGRAVE ROAD, COVENTRY CV2 4RF
SUBJECT TO CONTRACT

Purchaser		
Company Name and Number (if appropriate)		
Purchaser's Address	Tel: _____ Fax: _____ Email: _____	
Level of Offer (in figures and words)	£ _____	
Proposed Use		
Conditions (Please provide details of conditions, if any, attached to your offer). Unconditional offers will be preferred.	Funding Valuation Other (please provide details)	Yes/No* Yes/No* Yes/No*
Timing (Please confirm your exchange and completion timescale). Details of any deposit offered should also be included.		
Funding/Mortgage Information (Please provide details).		
Solicitor's Name and Address	Tel: _____ Fax: _____ Email: _____ DX Number: _____	

* Please delete as appropriate

SIGNATURE: DATE:

PRINT NAME:

Please note that our client is not obliged to accept the highest or indeed any offer received for the subject property.

Offers to be received in writing by 12 NOON FRIDAY 27 APRIL 2018 to
Chris Hobday, Holt Commercial Ltd, Holt Court, 16 Warwick Row, Coventry CV1 1EJ
E-mail: chris@holtcommercial.co.uk