HOLT.
COMMERCIAL

FOR SALE

WW1 Billet Hut

Craven Lane, Southam CV47 1PG

Total Internal Area 126.47 SQ M (1,361 SQ FT) on a Site of 0.037 acres approx

- Potential Redevelopment Site
- Unique opportunity to acquire historic WW1 Billet Hut
- Located in mainly residential area of Southam

RICS

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Holt Court
16 Warwick Row
Coventry
CV1 1EJ

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Victoria House
114-116 Colmore Row
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B3 3BD

Location

The property is located in the centre of the Warwickshire market town of Southam. The town is ideally located to provide access to the nearby towns of Leamington Spa, Banbury, Rugby and Northampton as well as the City of Coventry.

There are a range of local amenities within a few minutes' walk including a Post Office, Lloyds Bank, Co-Operative Food and various public houses. On street parking is available nearby along with the public car park at Wood Street.

The property is located on the northern side of Craven Lane which runs one way from Bull Street to Pendicke Street.

Description

A former WW1 Billet Hut believed to have been built circa 1914. Originally used to billet soldiers in Belgium during WW1, it is believed to have been flat-packed a few years later and shipped back to England, finding its new home in Southam having been sold at auction in Sutton Coldfield. It was then believed to have been used for an infant welfare hut during WW2.

The hut is in need of repair but has potential for refurbishment or redevelopment of the site, subject to the necessary planning consent.

Accommodation

Total Internal Area:	**126.47 sq m**	**1,361 sq ft**
Site Area:	**0.037 acres approx**	

Price

Upon application.

Services

It is understood that water and electricity are connected to the property.

Rateable Value

From information taken from the 2017 Non Domestic Rating List the property has a Rateable Value of £1,427.

Energy Rating

G208. EPC available upon request.

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

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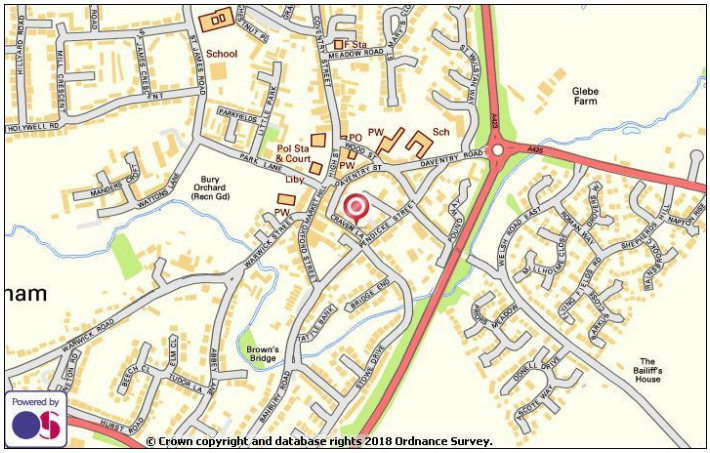

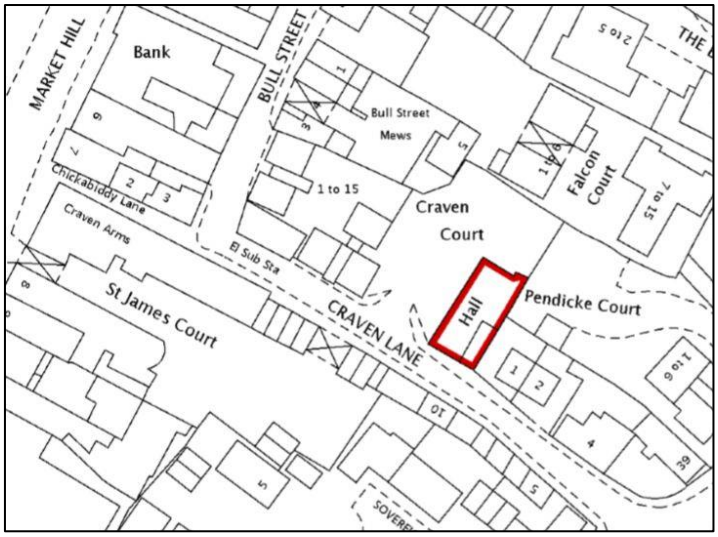

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