

## FREEHOLD FOR SALE

PIONEER HALL, 37 BROAD STREET, FOLESHILL, COVENTRY CV6 5AX



**3,029 SQ FT (281.75 SQ M)**

- Site area approx. 0.27 acres
- Former community day care centre
- D1 use but potentially suitable for a variety of uses (STPP)
- Extensive car parking on secure site

## Location

Pioneer Hall is situated on Broad Street just off Foleshill Road approximately 2 miles north of Coventry City Centre and approximately 3 miles from Junction 3 of the M6 via the A444. The immediate area provides a mix of residential, commercial and retail properties in the popular Foleshill area of the City.

## Description

Pioneer Hall is an attractive detached brick built property with a pitched tiled roof and was formally used as a Community Day Centre.

The premises comprise a main hall with associated food preparation area and kitchen, dining area and further offices, stores, general areas and WC's. The premises benefit from gas fired central heating, intruder and fire alarm systems.

Externally, Pioneer Hall benefits from an excellent secure yard providing extensive parking on a site totalling approximately 0.27 acres. There is a shared access road off Broad Street to the main entrance gates to the site.

## Accommodation

Total Gross Internal Area: 281.75 sq m 3,029 sq ft

## Tenure

Freehold.

## Price

Guide price of £375,000.

## VAT

We are advised that VAT will not be charged, but subject to formal confirmation by the Vendor.

## Planning

We understand that the building currently falls within Class D1 of the Use Classes Order.

## Rates

Rateable Value (2017) – Community Centre and premises £16,000

## EPC

D96. EPC available upon request.

## Legal Costs

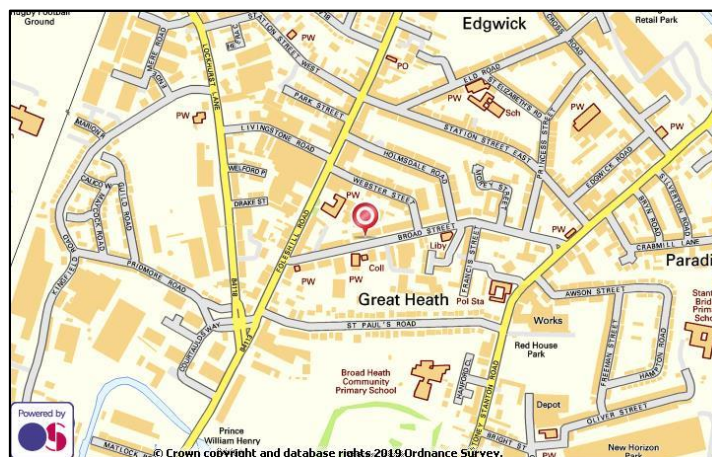
Each party to bear their own legal costs incurred in the transaction.

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**HOLT COURT**  
**16 WARWICK ROW**  
**COVENTRY CV1 1EJ**

**RUPERT GILLITT**  
**024 7655 5180**  
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