

358 FOLESHILL ROAD, COVENTRY, CV6 5AN



## FREEHOLD FOR SALE

TURF ACCOUNTANTS/RETAIL/  
HOT FOOD

749 sq.ft/69.67 sq.m

- Prime/prominent position – direct frontage onto Foleshill Road (considerable traffic flow).
- Gated, off-street car parking/yard facility to the rear.
- Surrounding areas are densely populated
- A Chaiiwala tearoom adjoins
- Greggs, Lidl, Co-Op Funeral Care, Lloyds Bank, Dixi Chicken, Paddy Power & Boyle Sports are nearby.
- Suitable to be utilised on the basis of a variety of uses



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## LOCATION

The subject premises occupy a prominent position, fronting Foleshill Road, (considerable traffic flow), adjoining the inter-section with Webster Street

Surrounding areas are densely populated residential.

Foleshill Road provides direct access to Coventry City Centre (population circa, 350,000).

Nearby occupiers include Greggs, Lidl, Co-Op Funeral Care, Lloyds Bank, Dixy Chicken, Paddy Power and Boyle Sports.

The Shri Guru Ravidass Gurdwara Temple is located directly opposite.

## DESCRIPTION

The subject premises provides ground floor retail, with ancillary, first floor office & storage accommodation.

Relatively small enclosed yard/off-street car parking facility to the rear.

The main retail sales area has the benefit of a suspended ceiling/recessed lighting. Air conditioning unit.

## USE

The property was previously utilised on the basis of a turf accountants.

However, we are of the opinion, the premises is suitable to be utilised on the basis of variety of uses.

## ACCOMMODATION

**750 sq.ft/69.68 sq.m**

## BUSINESS RATES

### (Ground Floor)

Rateable Value **£11,750 pa**

Rates Payable circa, **£5,875 pa**

## MAINS SUPPLIES

We are advised, the property has metered mains electricity, water & drainage.

## BASIS OF SALE

Freehold with vacant possession.

## VAT

VAT is not applicable

## CONSIDERATION

Offers in excess of **£250,000 (Two Hundred and fifty Thousand Pounds)** are invited for this valuable freehold interest

### **For More Information Contact:**

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**SMB**  
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**NOTICE**

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

**SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.