

639A Stoney Stanton Rd, Coventry CV6 5GA



FREEHOLD FOR SALE

Retail

475 sq.ft/44.13 sq.m

- Prime/Prominent Position – Direct frontage onto Stoney Stanton Road.
- Surrounding areas are densely populated
- Circa 1.8 miles from Coventry City Centre
- Benefits from 6 schools nearby, ranging from primary Schools to University Centres.
- Gallagher retail park (McDonalds, Argos, B&M, Pets at home, Homebase, Costa coffee, Dreams) is nearby.



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LOCATION

Subject premises occupy a prominent position, fronting Stoney Stanton Road (considerable traffic flow)

Surrounding areas are densely populated residential.

Stoney Stanton road provides direct access to Coventry city centre (population circa, 350,000)

Nearby occupiers include McDonalds, Argos, B&M, Pets at home, Homebase, Costa coffee, Dreams and one stop

The Shri Guru Ravidass Gurdwara Temple is located in close proximity.

DESCRIPTION

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

Substantial display window with external, electrically operated security shutter.

The immediate surrounding area provides excellent/available, unmetered, kerbside street parking.

USE

The property was previously utilised on the basis of an opticians.

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

ACCOMMODATION

475 sq.ft/44.12 sq.m

BASIS OF Sale

Freehold with vacant possession.

VAT

VAT is not applicable

BUSINESS RATES

Rateable Value **£4,350**

Rates Payable Circa, **£2,175**

MAINS SUPPLIES

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

CONSIDERATION

Offers in excess of **£195,000 (one hundred and ninety five thousand pounds)** are invited for this valuable freehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any purchaser.

For More Information Contact:

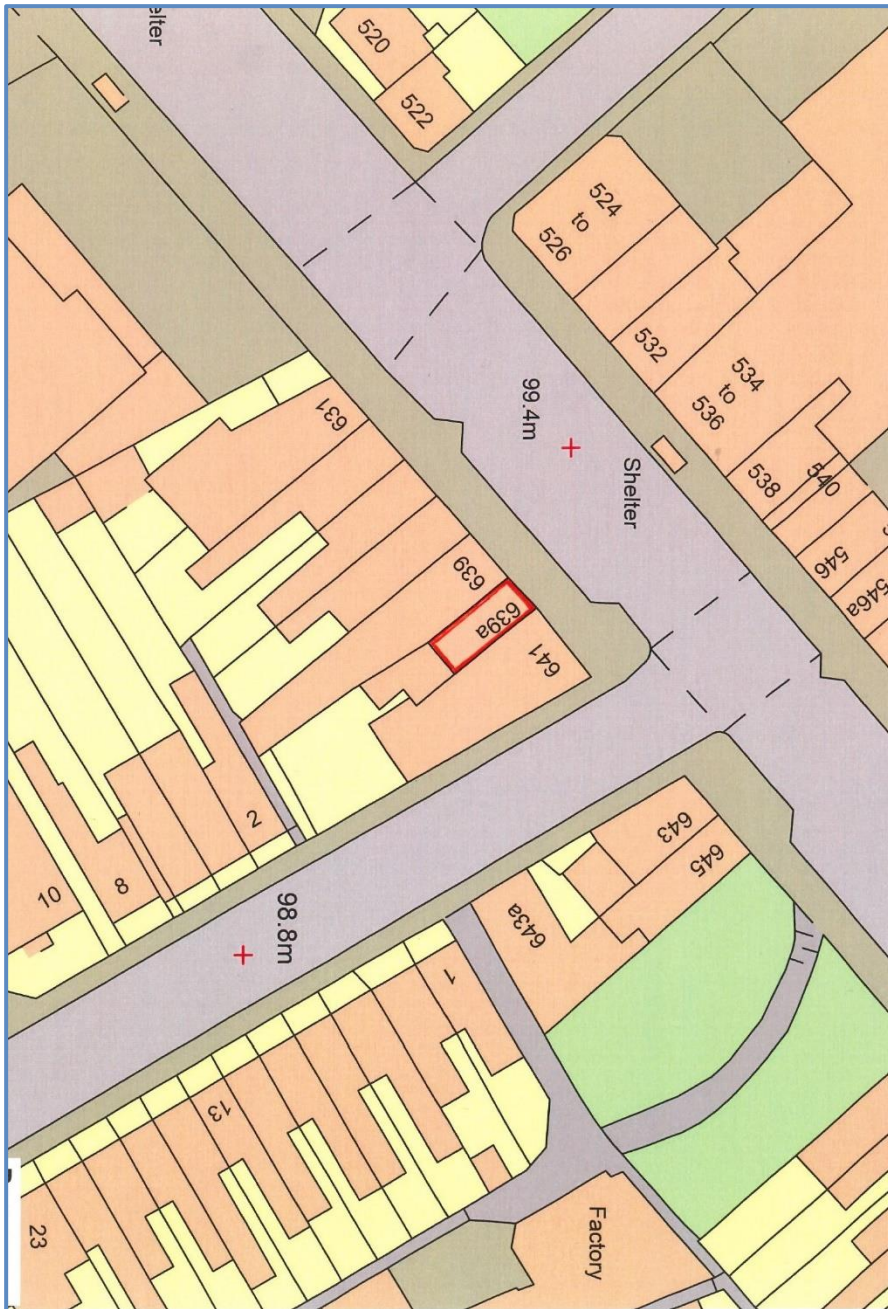
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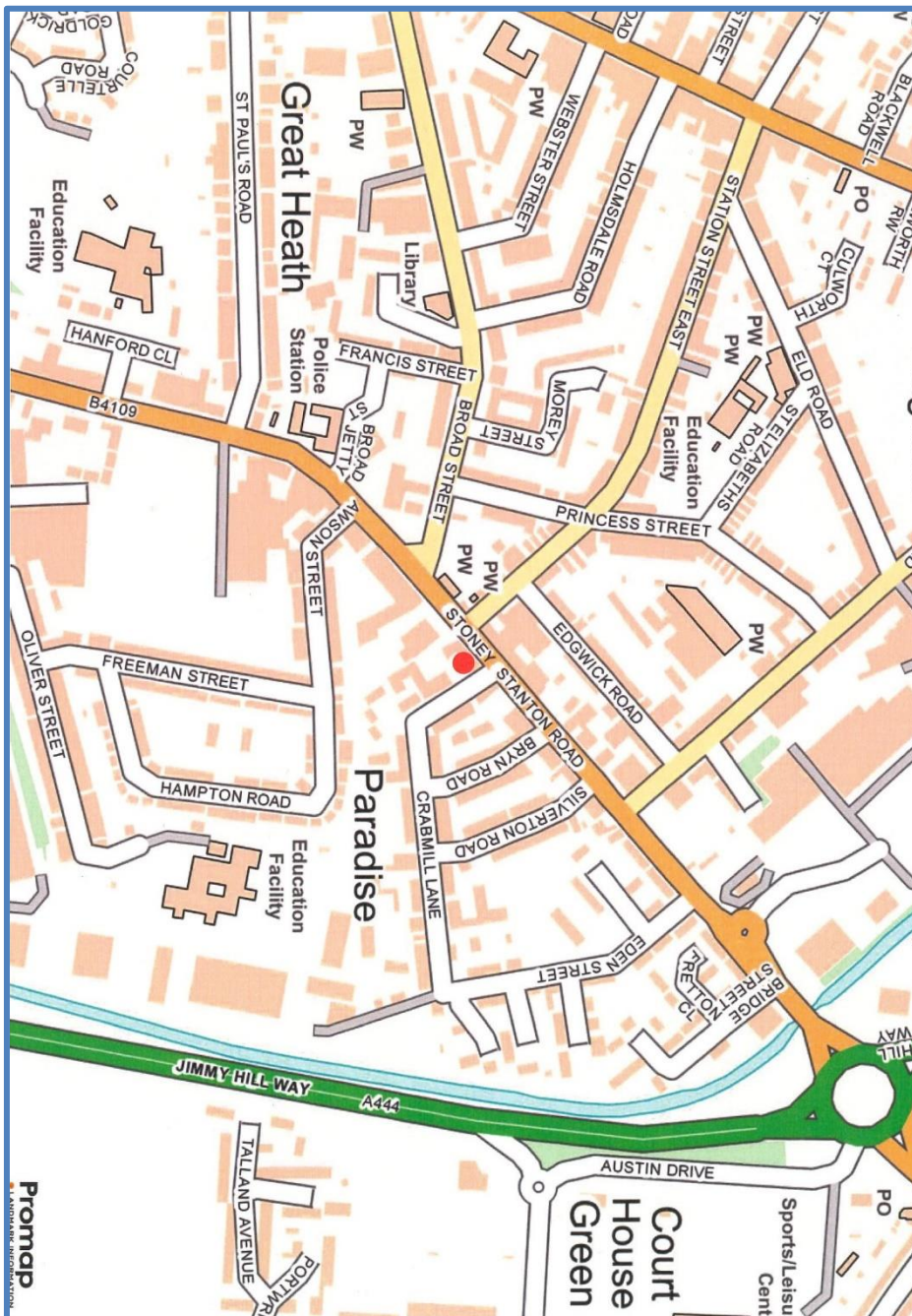
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SMB
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NOTICE

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.