

For Lease

Showroom



47 Coventry Road

Exhall, Coventry, CV7 9FU

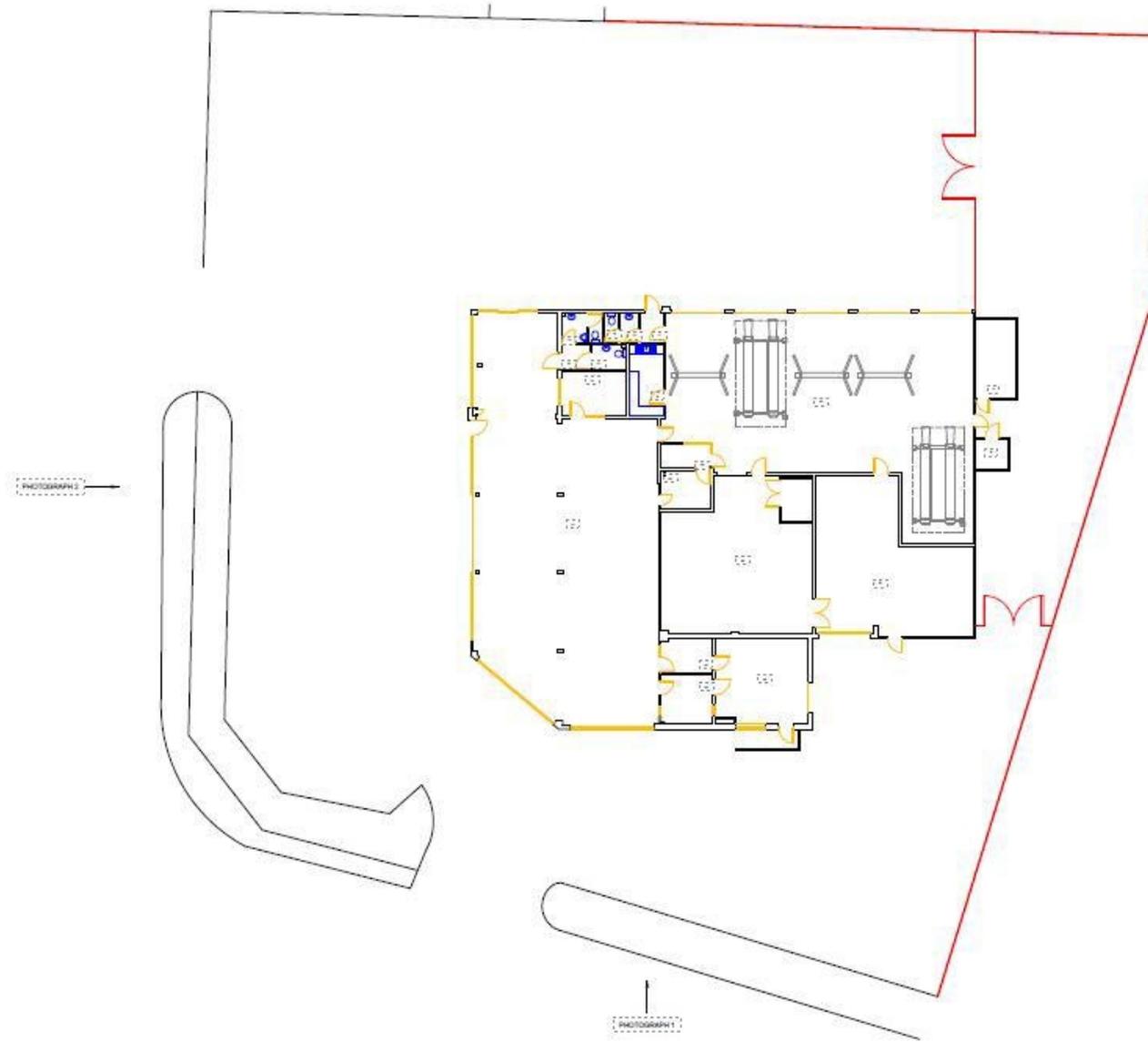
BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

7,268.86 Sq Ft

£120,000 Per Annum

Key Features

- Internal Showroom
- Extensive Frontage
- Workshop Facility
- Prominent Location
- Less than 5 miles to Coventry City Centre
- Less than 1 mile to Jct 3 M6 motorway
- Potential for alternative uses



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Location

1 Mile from J3 of M6 and A444, 4.4 miles from J2 of the M69 and Ansty Interchange. 5 Miles from Coventry City Centre and 20 Miles from Birmingham. Local occupiers include Esso, Novotel, Loades Eco Park, Goverlands Industrial Estate and Sainsbury's Local.

Description

A corner location showroom and workshop premises on a busy main road this site is 0.7 Acres with a plot ratio of 0.20. The Showroom/Workshop is 7,268 sq ft. The site benefits from two driveways, one on Coventry Road and the other on Blackhorse Road. The building of showroom, office, w/c and kitchens, storage and workshop space. The site has ample parking and an external valeting bay.

Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

EPC

EPC - D
<https://find-energy-certificate.service.gov.uk/energy-certificate/9531-4563-8344-1727-0471>

VAT

This property is registered for VAT (Value Added Tax).

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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Service Charge

Further information available upon request.

Viewing

Strictly by appointment with the agent Bromwich Hardy.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

Corporate structure and ownership details;
Identification and verification of ultimate beneficial owners;

Satisfactory proof of the source of funds for the

Buyers/ funders/lessee



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com

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