

For Sale

Office



34-36 Hill Street

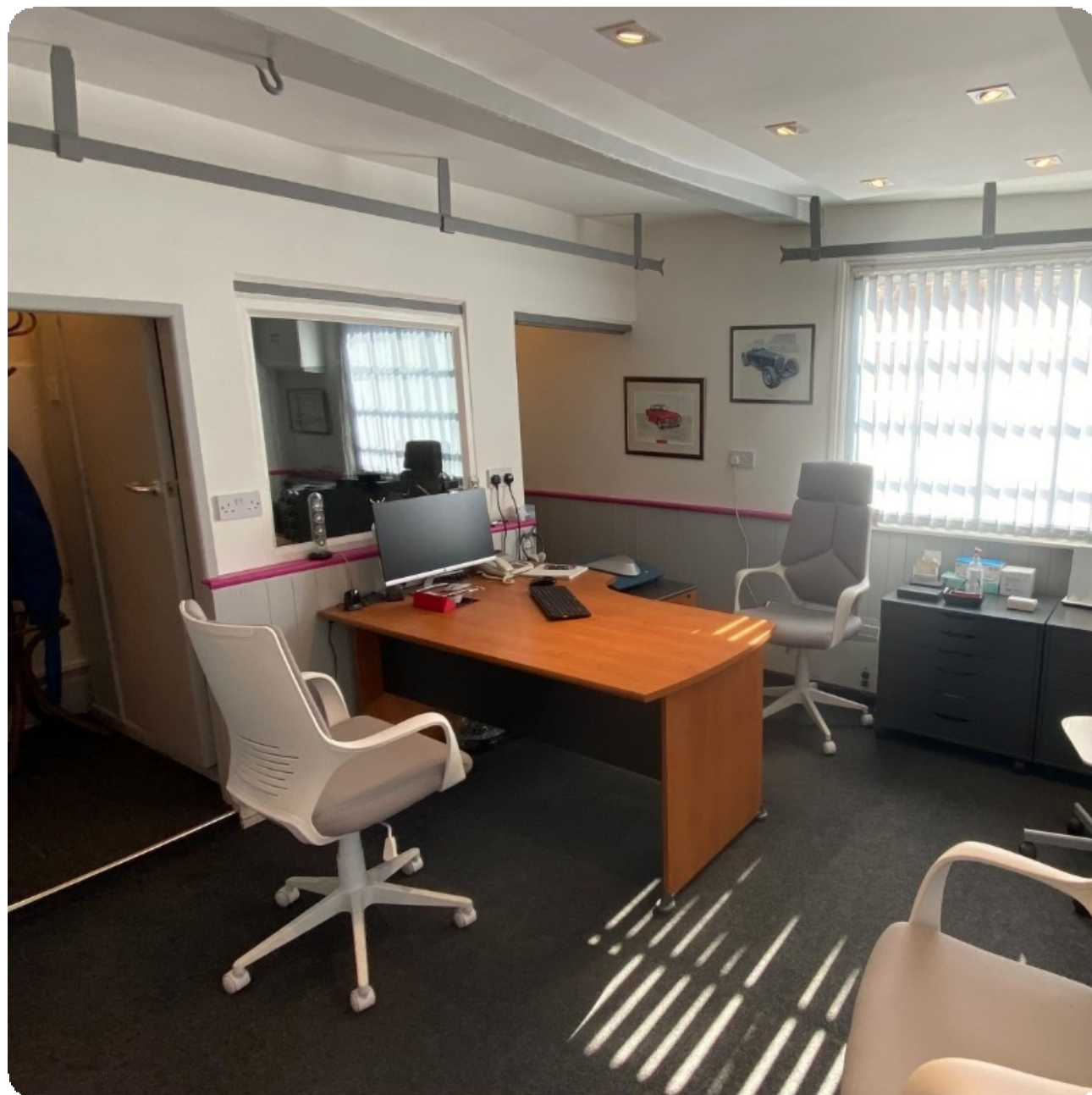
Coventry, CV1 4AN

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

1,015 Sq Ft
Offers in Excess of £230,000

Key Features

- Beautiful Grade II listed building
- Prominent corner plot
- Good quality office fit out
- 0.2 miles from Coventry City Centre
- 140 yards from Belgrade Plaza car park
- Freehold



34-36 Hill Street, Coventry, CV1 4AN



Location

The property is conveniently located just within the ring road, to the west of Coventry City Centre. Coventry's main shopping district is less than a 4 minute walk away (0.2 miles). Immediately next door is The Artisan Bar & Grill and the property is also easily reached by car, being just 140 yards from the Belgrade Plaza multi-storey car park.

Description

34-36 Hill Street comprises an attractive, Grade II listed office building. Prominently situated on the corner of Hill Street and Ryley Street, the property offers two storeys of office accommodation and a loft for storage. The ground floor is currently fitted to a good quality and is split into a reception and main office / meeting area, making it ideal for businesses to have frequent visits from clients. The ground floor also provides two small tea points and a WC.

Power and water are connected to the building. Gas is available subject to being uncapped and a new meter being fitted.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	504	46.82
First Floor	511	47.47
Total	1,015	94.29

Business Rates

This property has a rateable value of £6,600. Small business rates relief should therefore be applicable.

Tenure

The property is available for sale under Freehold Title WM727180.

EPC

To be assessed.

VAT

TBC

34-36 Hill Street, Coventry, CV1 4AN

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



Legal Costs

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

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

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

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



34-36 Hill Street, Coventry, CV1 4AN

02476 308900 office@bromwichhardy.com www.bromwichhardy.com