

02476 450045

**ROMAN COURT,
REAR OF 1 ROMAN ROAD,
COVENTRY, CV2 4LE.**



**FOR SALE
CONTRACTORS YARD WITH OFFICES &
STORES**

4,139 SQ. FT. (384.51 SQ. M.)

- Secure Site
- Freehold For Sale
- 8 Parking Spaces
- Close to M6 and M69 Motorways

02476 450045

Location

The contractors yard lies just to the north of Walsgrave Road (A4600) and approximately 3 miles from the M6 (Junction 2) and M69 (Junction 2). The City Centre is approximately 1.5 miles to the west.

Access to the property is gained via a surfaced driveway at the side of 1 Roman Road, this also gives access to the rear of nearby houses and adjoining commercial property.

Description

Unit 2

311 sq ft (28.89 sq m)

Self-contained building with two offices, a kitchenette and WC. Rendered concrete construction with felt roof covering.

Unit 3

2334 sq ft (216.83 sq m)

A main warehouse building, subdivided into offices, kitchen and store. Constructed of a mix of original solid brick and block work, beneath a timber trussed roof. Double insulated profile metal sheet roof, with fibre glass roof lights.

Extension -
Office, store and WC

259 sq ft (24.06 sq m)

Side Garage -
Block walls under a flat timber roof with felt covering

590 sq ft (54.81 sq m)

Unit 4

645 sq ft (59.92 sq m)

Adjoining workshop/store. Mix of original solid brick and block work walls, under a timber roof with felt covering. Currently sub-let.

The concrete surfaced yard provides storage or car parking for 8 vehicles. The site is secured by double leaf gates at the entrance.

Total Gross Internal Floor Area

4,139 sq ft (384.51 sq m)

Services - All mains services are connected, electric, water and gas. Heating in Unit 3 by via a new Valiant combination boiler.

Business Rates

Rateable Value - Unit 1 - £10,500, Unit 2 - £1,625, Unit 3 - £990

Rateable Values we believe are under the small business relief threshold and therefore, Business Rates are not payable if occupied by different parties. Purchasers should rely on their own enquires with the Valuation Office.

Price

Offers in excess of **£325,000** for the **freehold interest**.

VAT - The price is exclusive of VAT, unless otherwise stated.

Legal Costs - Each party is to be responsible for their own legal costs associated with the sale including stamp duty and VAT payable thereon.

EPC - E-102

02476 450045

Viewing

By appointment with the sole agent

Drake Howard Property Limited

4 Leofric Court
Progress Way
Binley
Coventry
CV3 2NT

Contact: Marie Farrell
Marie@drakehoward.co.uk



IMPORTANT NOTICE. These property particulars are provided for guidance purposes only and while the details are believed to be correct their accuracy is not guaranteed and do not constitute an offer or contract or warranty.

Drake Howard Property Limited for themselves and for the vendor or lessor for whom they act as agent further stipulate all descriptions dimensions references to condition and necessary permissions for use and occupation and all other information including but not limited to tenure and tenancies service installations and equipment business rates and tax should not be relied upon and prospective purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No employee of Drake Howard Property Limited has any authority to make or give any representation or warranty in relation to the property.