

# PROJECT STRIPE PHASE 2

RUGBY ROAD  
BINLEY WOODS COVENTRY  
CV3 2TA

PREMISES AVAILABLE FOR SALE OR TO LET WITH POTENTIAL VACANT POSSESSION



The boundary shown above is for identification purposes only.

## LOCATION

The premises are situated in a very prominent location off the A46 dual carriageway at the junction with the A428. Adjacent to Morrisons food store and Warwickshire Shopping Park.

## ACCOMMODATION

The premises comprise a gross internal area of approximately 7,795 sq ft.

The whole site (including the Premier Inn hotel) is served by approximately 180 car spaces of which c. 85 are dedicated to the subject property. Site area of approximately 0.8 acres.



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## CONDITION

The property is available as a fully fitted restaurant, or the landlord will consider stripping the unit back to shell to facilitate tenant fit-out.

## TENURE

The virtual freehold interest is available for sale with VP or can be let on full repairing and insuring terms.

## RATES

The premises are currently valued as a whole, as follows:

|                                    |          |
|------------------------------------|----------|
| Rateable value (2023)              | £196,000 |
| Rates payable (assuming UBR 54.6p) | £107,016 |

## PLANNING

Class E use. Further details upon request.

## EPC

An energy performance certificate will be made available.

## LEGAL COSTS

Each party to be responsible for their own legal and associated costs incurred in the transaction.



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## VIEWINGS

Viewings by appointment via  
McGregor Wyn:

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**McGREGOR  
WYN**

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