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For Sale Freehold

Prime Retail/Residential Unit in
Earlsdon - with Vacant Possession

1,347 sq.ft (125 sq.m)

4 Earlsdon Street, Coventry, West Midlands, CV5 6EG

Accommodation

The subject property comprises a ground retail unit with a separate two bedroom residential flat above For Sale freehold and with vacant possession in a prime location in Earlsdon Street.

In more detail the property comprises a small ground retail area and stores with a glazed shop front. To the rear is a garden area including a separate store, WC and timber sheds.

With a separate access off Poplar Road the residential flat is located on the upper floors and comprises a first floor living room, kitchen and bathroom with two good sized second floor bedrooms. Windows throughout are by way of replacement sealed double glazed units.

The following floor areas are provided:

Ground Floor Retail and Stores 486 sq.ft. (45.2 sq.m.)

Upper Floor Flat (GIA) 861 sq.ft. (80.0 sq.m.)

Location

The property occupies a prime retail pitch overlooking the junction of Earlsdon Street, Poplar Road, Earlsdon Avenue and Albany Road.

The quality of the location is evidenced by the fact that the property lies between a Co Operative Food store and Greggs bakers. Opposite is the City Arms.

Coventry city centre with its numerous attractions and main line railway station are approximately half a mile to the east. The War Memorial park and the A45 Coventry ring road are also close by to the south.

SAT NAV: CV5 6EG 

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For viewing arrangements, contact:

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Tenure

The property is for sale freehold with full vacant possession on completion.

Services

Mains electricity, water and drainage are connected to the property.

EPC

The residential flat has an EPC Rating of D-61. The retail unit has yet to be assessed.

Planning

The property has an established planning use under Class E (retail) and Class C3 (residential).

The property is not Listed but does lie within the Earlsdon Conservation Area.

Price

Offers in excess of £350,000 for the Freehold Interest.

Rates

The current Rateable Value for the retail shop is £7,800 whilst the residential flat is Council Tax Band A.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction

VAT

To Be Advised.



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