

**EXCELLENT INVESTMENT OPPORTUNITY**



**CHEAPEST TYRES COVENTRY, 1165 FOLESHILL ROAD, ENTRANCE ARBURY AVE, COVENTRY, CV6 6EP**

For Sale: Offers in the region of £1,200,000 Including the Freehold Property, Business and Supply Chain

8,000 sq ft (743.22 sq m)

## Description

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The property includes a large workshop suitable for up to 8 cars, a warehouse able to store 3,000+ tyres with purpose built racking, offices, storage, a large carpark equipped with security fencing CCTV and HGV gate. The property is being sold with the business 'Cheapest Tyres' which has been operating for over 30 years and is one of the most successful and busiest tyre business in Coventry. The freehold property and business is for sale because the owner is retiring.

Cheapest Tyres has experienced staff and a manager that will stay and knows the business inside and out. The business is extremely busy from Monday to Saturday, there is constant demand due to the company being well situated next to Coventry Football Stadium, Tesco and Bus Station Arena and of course Foleshill Road, the busiest road in Coventry.

All fixtures and machinery are included. There is scope for a potential buyer to introduce additional services including MOTs, tracking, services, car sales and even open Sunday's.

## Summary

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- Business and supply chain included
- Workshop, warehouse and large forecourt
- Prime location
- Loyal clientele
- Prominent freehold property



## Location


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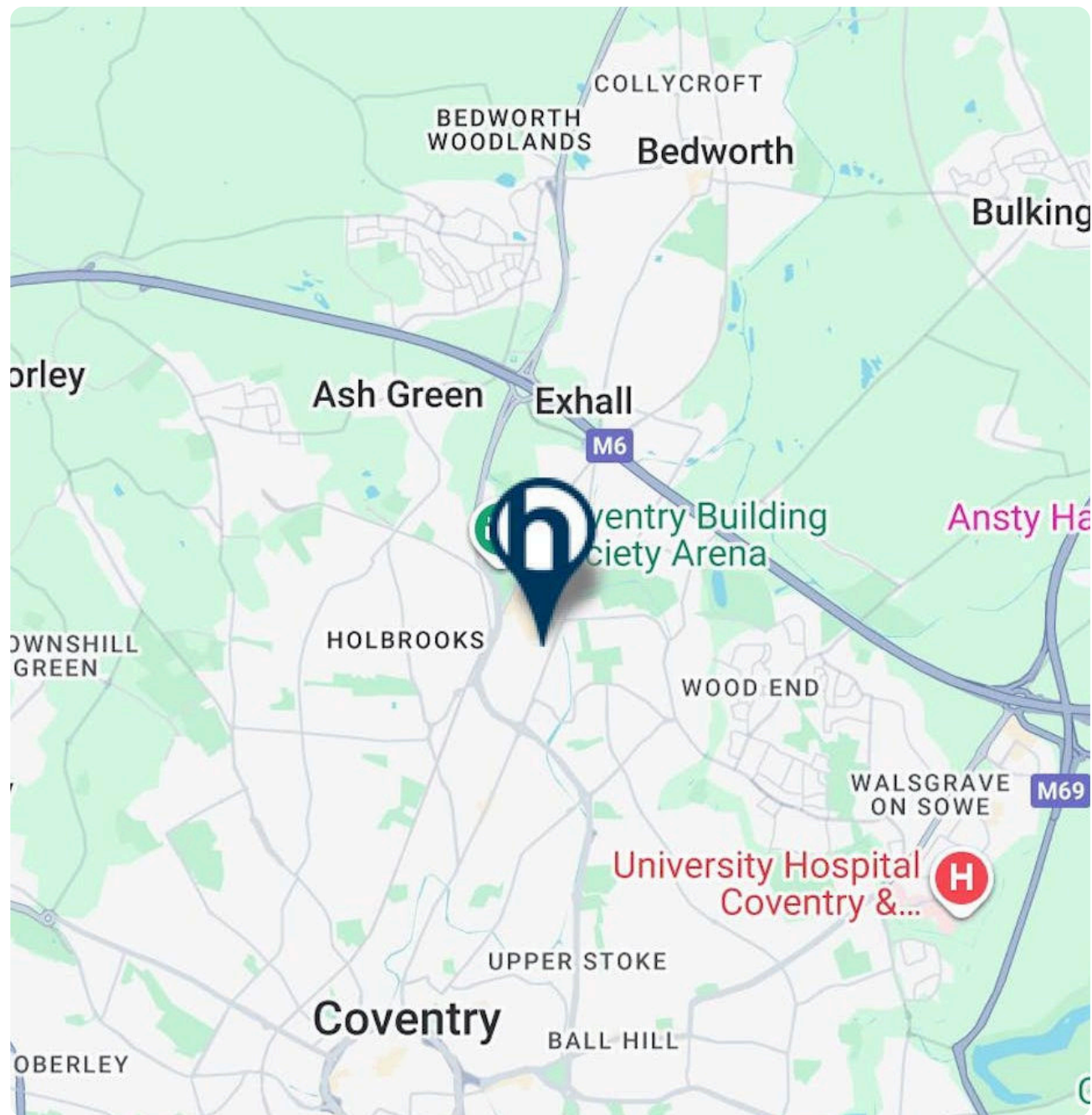
Cheapest Tyres Coventry is prominently located on Foleshill Road (Entrance via Arbury Avenue). This strategic position places the business in one of the city's most active commercial corridors, benefitting from high passing traffic, excellent visibility, and easy customer access.

Situated within a well-established mixed-use area which includes Coventry Football Club, Tesco, Bus Station and a host of main stream retailers. The site also enjoys close proximity to Coventry city centre (approx. 1.5 miles south), direct access to key arterial routes including the A444 and M6 motorway (Junction 3). The property also benefits from a densely populated surrounding area, providing a strong local customer base and nearby national and local businesses enhancing the area's commercial appeal.

## Connectivity

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 J3, M6 (5 min/1.7 miles)



## Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

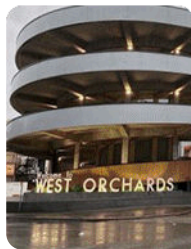
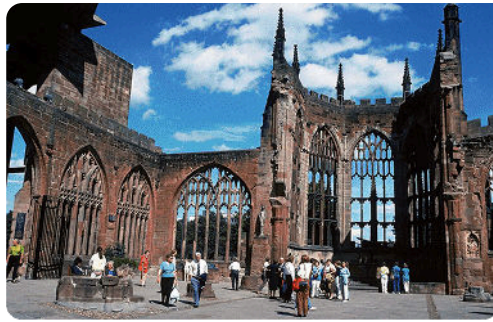
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km<sup>2</sup>

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



**GALLERY**



GALLERY



## ACCOMMODATION

| NAME         | SQ FT        | SQ M          | RENT          | AVAILABILITY |
|--------------|--------------|---------------|---------------|--------------|
| Unit         | 8,000        | 743.22        | £3,000 /month | Available    |
| <b>Total</b> | <b>8,000</b> | <b>743.22</b> |               |              |

## TERMS

The property is available freehold under title number WK29532

## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney 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.

## VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

## CONTACT



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