

PHOENIX

122 GOSFORD STREET, COVENTRY, CV1 5DL

FREEHOLD PUBLIC HOUSE IN COVENTRY FOR SALE ON BEHALF OF THE STONEGATE GROUP



savills



THE
PHOENIX

WELCOME
TO THE PHOENIX

Lettuce
Student
Accommodation

THE
PHOENIX

Restricted
Parking
Except on
signed days

Welfords Gate
Welfords Museum

CAMPBELL

Coventry
University

BOOK YOUR
BIRTHDAY
PARTY HERE
FROM
£32

PIZZA
BURGERS
SANDWICHES
PASTAS

HIGHLIGHTS INCLUDE:

- Freehold
- Busy central Coventry location adjacent to Coventry University
- Located a short distance from the city centre and Coventry Train Station
- Property arranged over basement, ground and first floors
- Site extending to approximately 0.10 acres
- Nightclub area located on the first floor with private bar servery
- Large external trading space for 98 customers
- Property benefits from a late licence until 5am Monday to Sunday
- Offers are invited in excess of £525,000 + VAT

LOCATION

Located within the city of Coventry in the West Midlands, approximately 11.2 miles (18 kilometres) west of Rugby and 19 miles (30.6 kilometres) east of Birmingham.

The Phoenix is positioned at the intersection of Gosford Street and Jordan Well, a main thoroughfare in Coventry and is located adjacent to the main Coventry University Campus. Coventry railway station is located approximately 0.7 miles to the south-west which provides West Midlands Railway services to Birmingham New Street Station in approximately 28 minutes.

DESCRIPTION

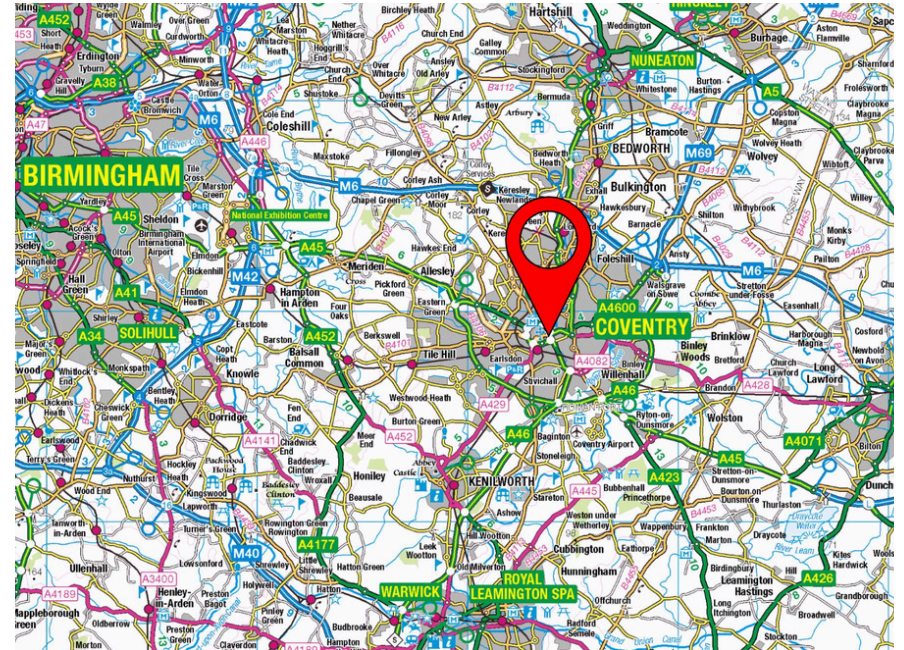
The property comprises the ground, basement and first floors of a prominent two storey detached corner building with painted and exposed brick elevations beneath a pitched tile roof.

LINKS

LOCATION



GOOGLE STREET VIEW



ACCOMMODATION

Basement The basement provides cellar and stores.

Ground Floor The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and benches for approximately 76 customers. Ancillary areas include customer and assessable toilets and a commercial kitchen which is located to the rear.

First Floor The first floor comprises a nightclub with a private bar servery with seating on loose tables and chairs for 38 customers. Ancillary areas include a pot wash, customer WC's and a manager's office which are located to the rear.

Outbuilding A two storey outbuilding is located in the beer garden and provides additional ancillary storage space.

Externally There is an enclosed courtyard to the rear with seating on loose tables, chairs and benches for 78 customers. There is additional seating located to the front of the property for 20 customers.

TENURE

The property is held freehold (Title Number WK75872).

PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times:

- Monday to Sunday: 8am - 5am

PLANNING

The property is Locally Listed however is it not situated within a conservation area.



EPC

In the course of preparation.

RATEABLE VALUE

2026 - £140,000.

TERMS

Offers are invited in excess of £525,000 plus VAT for the benefit of our clients freehold interest.

VAT

The property is elected for VAT which will be chargeable in addition to the purchase price.

FIXTURES & FITTINGS

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.





MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills and under no circumstances should any direct approach be made to any of the pub staff.

CONTACT

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