



Raglan Street, Coventry, CV1 5QF

£450,000

- EPC: TBC
- Freehold Available
- Council Tax Band: A
- Attractive Investment Opportunity

A distinctive corner property offering a rare mixed-use investment opportunity. Formerly The Foresters public house, it has been thoughtfully converted to combine a thriving café with extensive, well-presented HMO accommodation above. Blending period character and architectural charm with modern practicality, it offers strong income potential and lasting appeal in a prominent and highly visible location.

Description

This prominent corner property, formerly The Foresters public house, has been converted into a mixed-use investment comprising a ground floor café with extensive HMO accommodation above and to the rear. Positioned at the junction of Alma Street and Raglan Street, the building retains its period character with curved elevations and bay windows while offering updated, practical interiors suited to modern use.

The ground floor features a self-contained café, benefitting from excellent roadside visibility and its own kitchen and service area. The remainder of the ground floor forms part of the HMO, providing five letting rooms along with shared kitchen and bathroom facilities. The first floor offers five further letting rooms, a communal lounge and a fitted kitchen.

The property provides a comfortable and well-maintained living environment with double glazing, gas central heating, and contemporary fittings throughout. It offers an attractive investment opportunity, with potential to produce dual income from both the café and residential accommodation.

Location

This HMO is ideally located on Raglan Street in Coventry City Centre just 0.4 miles from Coventry University, 0.3 miles from Pool Meadow Bus Station, and 1.1 miles from Coventry Train Station. The area offers excellent transport links and easy access to shops, restaurants, and local amenities, making it perfect for students and professionals seeking convenient city living.

Accommodation

Floor Areas:

Ground Floor: 971 ft² (90.2 m²)

First Floor: 990 ft² (91.9 m²)

Tenure

The freehold is for sale by private treaty with an asking price of £450,000.

Services

The unit is connected to mains services including electricity, gas, water, and drainage. Prospective purchasers should make their own enquiries regarding the availability of broadband, and three-phase power to ensure suitability for their operational needs.

Planning

Presently Class E as defined by the Town & Country Planning Act (Use Classes Order).

For all planning enquiries, please contact Coventry City Council on planning@coventry.gov.uk or call 024 7683 1109.

Viewing

To arrange a viewing please contact the Commercial Team on commercial@loveitts.co.uk or 024 7622 8111 (Option 2)

Energy Performance Certificate

TBC

Council Tax & Business Rates

The property lies within council tax band A.

VAT

VAT is not charged on the property.

Legal Costs

Each party is to meet their own costs.

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

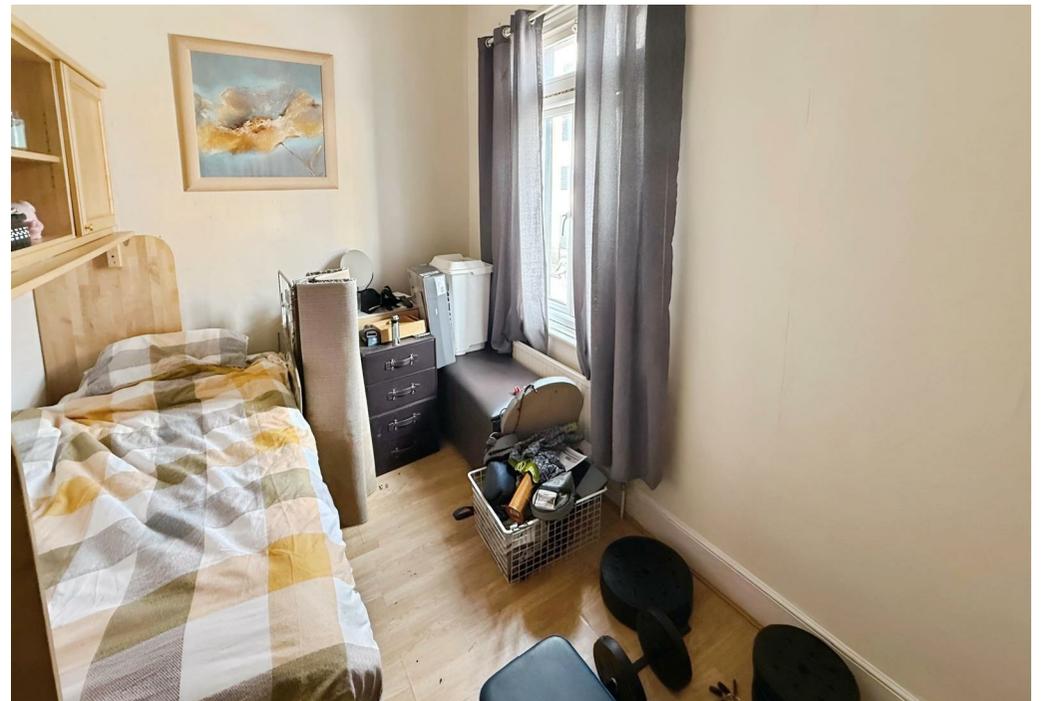
Particulars:

These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only.

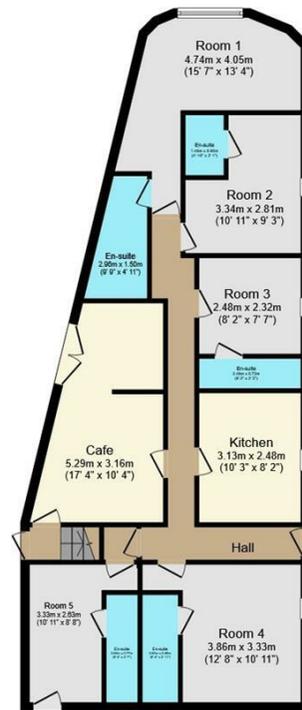
A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT:

The VAT position relating to the property may change without notice.

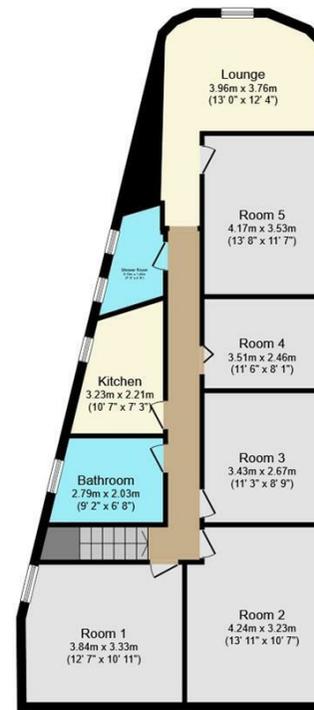


Plan



Ground Floor

Floor area 90.2 sq.m. (971 sq.ft.)



First Floor

Floor area 91.9 sq.m. (990 sq.ft.)

Total floor area: 182.1 sq.m. (1,960 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io