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AVAYAS Restaurant - Café

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@blackbirdhouse

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Grayswood Avenue, Coventry, CV5 8HP

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



£37,000 Per  
Annum

- Ground Floor Shop/Restaurant
- Off Street Parking
- Strong Footfall
- 861ft<sup>2</sup>
- Desirable Location
- EPC Rating C

### Location

120 Grayswood Avenue is situated in the Sherbourne ward of Coventry and the CV5 postcode in the well-known Chapelfields residential district of Coventry.

Good local facilities and connectivity are beneficial to the area. Numerous bus services provide easy access to Coventry's city centre and outlying areas along local roads such Grayswood Avenue and Allesley Old Road. Both Canley and Coventry stations have accessible rail connections, which facilitate commuting and provide access to larger transportation networks.

### Description

The property comprises a ground floor retail / restaurant unit extending to approximately 861 sqft, offering well-configured accommodation suitable for a variety of commercial uses (subject to the necessary consents).

The unit benefits from a prominent frontage and strong levels of footfall, making it well suited to food and beverage operators, convenience retail, or service-based occupiers. Internally, the premises provides an open trading area with flexibility for fit-out, supported by ancillary space as required.

Additional features include off-street parking, enhancing accessibility for both customers and staff, and the property is connected to all mains services. The premises also benefits from an EPC rating of C, reflecting good energy efficiency for a property of this type.

The unit is offered at a rent of £37,000 per annum, exclusive of VAT (VAT not applicable on the rent in this instance), and presents an excellent opportunity for occupiers seeking a well-positioned commercial space within a desirable and established area.

### Rateable Value

There is no rateable value for this property yet.

### Energy Performance Certificate

EPC Rating: C

### Services

The property is connected to all mains services.

### Legal Costs

Each party will be responsible for their own legal costs.

### VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. VAT will not be charged on the rent in this instance

### Viewing

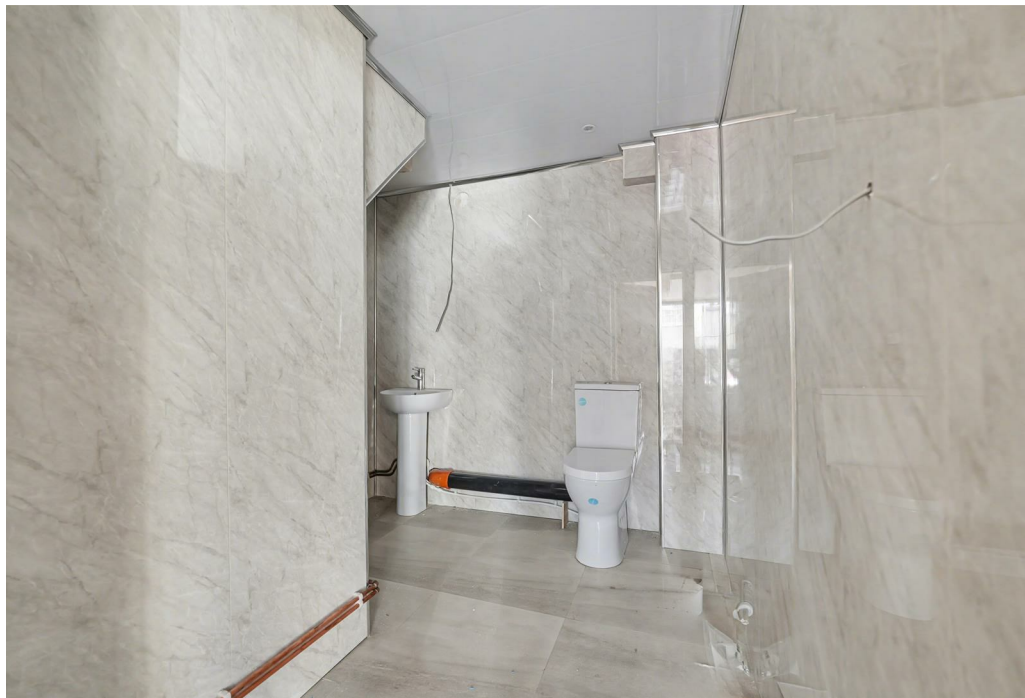
To arrange a viewing please contact the commercial Team on [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk) or 024 7622 8111 (Option 2)

### 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

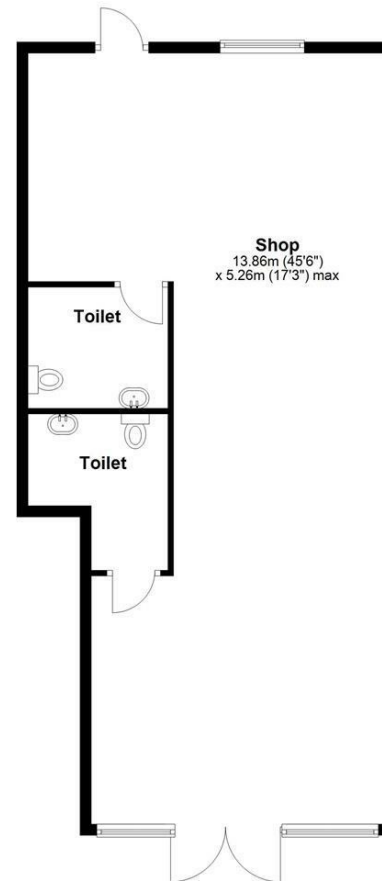




# Plan

## Ground Floor

Approx. 66.4 sq. metres (714.7 sq. feet)



Total area: approx. 66.4 sq. metres (714.7 sq. feet)