



1 Tower Street, Coventry, CV1 1JS

£35,000 Per
Annum

- Class E Space to Let
- Central Coventry Location
- £35,000 per Annum
- Perfect for Leisure and Hospitality
- 2,840 ft² (263.9 m²)

Spacious former social club offers a fantastic opportunity for a variety of commercial uses.

Property Description

Located on the first floor of a prominent corner building, this spacious former social club offers a fantastic opportunity for a variety of commercial uses. The property comprises multiple generously sized rooms including two large lounge areas with existing bar counters, ample seating arrangements, and natural light from large perimeter windows. These open-plan spaces are well-suited for events, hospitality, leisure, or creative reconfiguration.

Additional features include a food prep area, male and female WCs, and a raised stage. The layout allows for flexible planning, and key infrastructure is already in place.

Externally, the property benefits from a shared car park and high visibility from surrounding roads, with established footfall from neighbouring businesses. While some light refurbishment would enhance the space, it provides a solid foundation for operators seeking a unique and adaptable venue in a well-connected location.

Location

The Warwickshire Club, located at 1 Tower Street, Coventry CV1 1JS, occupies a central position in Coventry's vibrant city centre. Situated just off major routes like Bishop Street and Corporation Street, it lies within easy walking distance of key attractions such as Coventry Transport Museum, Coventry Cathedral, and West Orchards Shopping Centre. The club is easily accessible by public transport, with bus stops nearby and Coventry railway station approximately 15 minutes away on foot.

Service Charge

No services applicable.

Rates

The current rateable value as of 1 April 2023 is £12,750.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

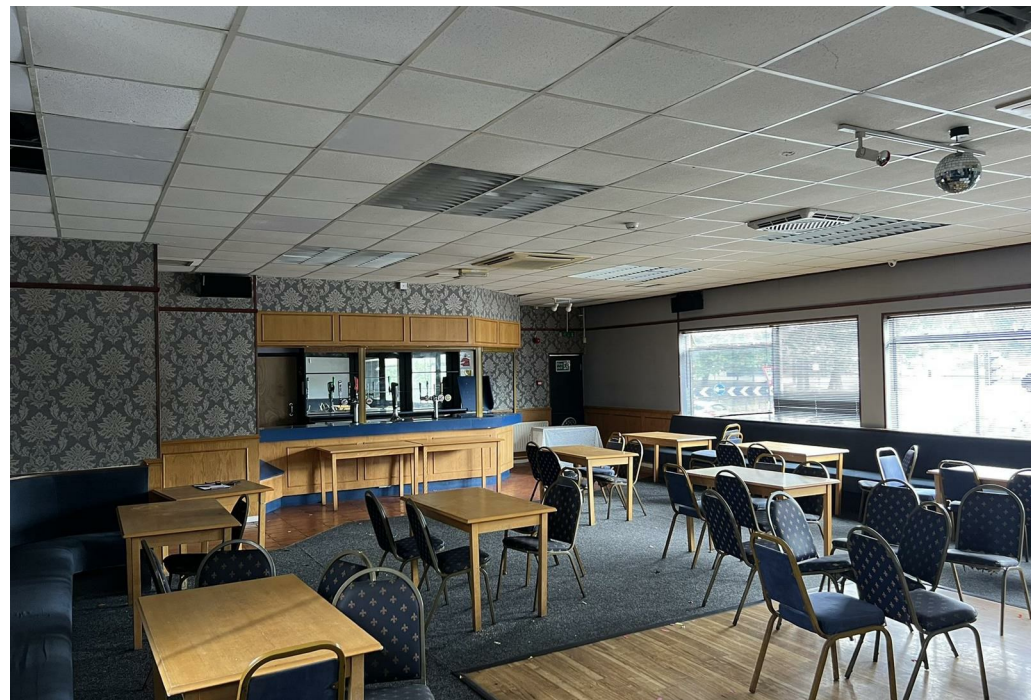
Lease Comments

The property is available on the basis of a new effectively internal repairing and insuring lease for a term of years to be agreed, albeit a six year lease term is being proposed initially with a three year rent review.

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