Marlborough Road, Coventry, CV2 4EP

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

£220,000

- Freehold With Vacant Possession
- Class E Premises
- 91m² (981ft²) NIA
- Great Location

Location
Sitting just off Walsgrave Road in the heart of Ball Hill, one of Coventry's best-known and busiest local shopping areas. The location benefits from a steady flow of passing traffic and footfall throughout the day, supported by the surrounding residential neighbourhood and the wide range of independent shops, cafés, takeaways and service businesses nearby. Walsgrave Road is a main route into Coventry city centre and provides excellent public transport links, with regular bus services running along the road. The property is also conveniently positioned for access to the A46, A45 and the wider motorway network, making it easily accessible for both customers and staff.

Description
The ground floor provides a bright and welcoming open space to the front, with a large glazed shopfront allowing plenty of natural light and good visibility from the street. The property has had a new roof installed in 2021. The main trading area is well laid out and easily adaptable, whether continuing as a salon or reconfiguring to suit another business. To the rear, there is toilet space. On the first floor (accessible from the main sales area) there are two useable rooms, storage space and kitchen area. The exterior provides garden space along with a garage. This is a freehold commercial property currently operating as a hair and beauty salon, offering a great opportunity for an owner-occupier or investor. The premises would naturally suit continued use within the hair and beauty sector, but could also work well for other service-based businesses, subject to the usual consents. There would also be potential to convert back to residential as a whole or half, along with potential to extend to the rear or into the loft space (subject to planning). This property is to be sold with vacant possession.

Accomodation
91m² (981ft²) NIA

Services
The property is connected to: Electricity, Water, and Drainage.

EPC
Rated: 66 - C

Business Rates
Rateable Value: £5,000

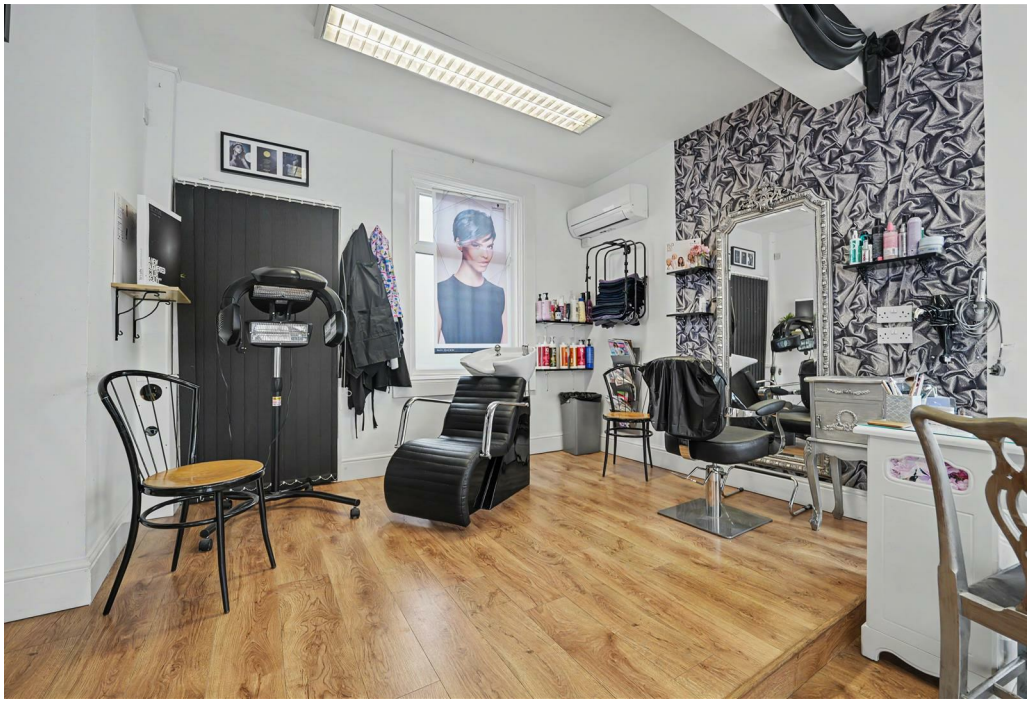
Qualifying businesses with a rateable value of up to £12,000 currently receive 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. Enquire at www.wychavon.gov.uk for more details.

VAT
This property is not elected for VAT.

Legal Costs
Each Party will be responsible for their own costs in association with the transaction.

Viewing
To discuss the property or to arrange a viewing please contact the commercial Team: 01789 387882 or commercial@sheldonbosleyknight.co.uk

Important Information
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.



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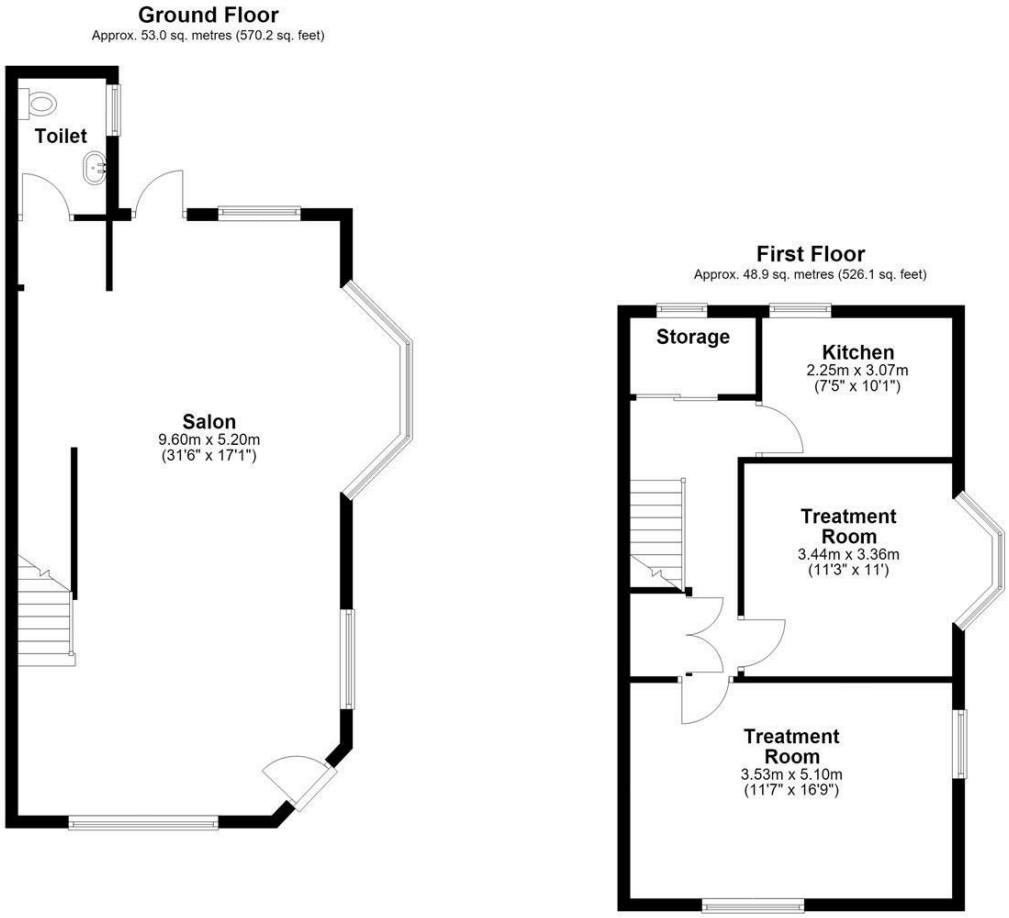
Plan



Total area: approx. 101.8 sq. metres (1096.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.