

PROMINENT ROADSIDE OPPORTUNITY

EASTERN BYPASS (A46), BINLEY WOODS, COVENTRY, WARWICKSHIRE, CV3 2ZZ

KEY POINTS

- Frontage to A46
- Site area 0.49 acres
- Existing A3 consent

LOCATION

Highly prominent location on the southbound carriageway of the A46 East Coventry bypass which forms part of the Coventry ring road, Situated upon roadside services and located adjacent to a Texaco petrol filling station. Please click on the link below for the location map

[Click here for Google street view.](#)

DESCRIPTION

The existing unit provides a unit of approximately 2,411 sq ft (224 sq m) and 35 car parking spaces. Purpose built roadside restaurant of brick construction with tile roof but the building has been subject to extensive fire damage and vandalism – further details on request.

LONG LEASEHOLD

Our clients will consider a sale of their Long Leasehold interest expiring in 2079 with offers invited in excess of £75,000 (plus VAT).

Intending purchasers will be required to provide proof of funding and sufficient capital/assets to renovate the building.

EPC

An EPC for the property has been commissioned and will be available to interested parties on request.

RATES

The building has been de-listed – further details on request.



Picture taken when unit was trading.

TIMING

The unit is currently vacant and therefore access can be granted upon completion of the relevant legal formalities.

A non refundable deposit of £5,000 plus VAT will be required by the landlord before legal documentation is despatched with an exchange of contracts required within 28 days - further details upon request. This is to deter subsequent price renegotiation and defray vendors abortive legal costs.

VIEWING

All viewings through joint sole agents:

Ashwell Rogers
David England
020 7758 3284

david@ashwellrogers.com

Hannah Wood
020 7758 3282

hannah@ashwellrogers.com

or Edward Symmons, 0121 200 7620

SUBJECT TO CONTRACT

September 2014

COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

