

FOR SALE/ TO LET — Ground Floor Restaurant with Office Uppers.

4-6 Hay Lane, Coventry, CV1 5RF

BK Bruton
Knowles

est.1862



- Desirable Grade II Listed Building
- Central Location
- Good Public Transport Links
- 4,276 Sq. Ft
- Fully Vacant

FOR SALE / TO LET



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SUMMARY

- **Desirable Grade II Listed Building**
- **Central Location**
- **Good public transport links**
- **3,758 Sq. Ft**
- **Fully Vacant**

LOCATION

The property sits within the prestigious Cathedral Quarter in the heart of Coventry, amongst Coventry University and other professional and financial services.

The pedestrianised medieval cobbled street of Hay Lane is adjacent to Coventry Cathedral, and ruins of the old Cathedral (St. Michael's). 4-6 Hay Lane lies equidistant from Coventry Railway Station and Coventry Pool Meadow Bus Station. The central location has a range of local occupiers such as Coventry University, the Combined Court Centre, Coventry City Council offices and a number of restaurants and cafes.

The property benefits from a range of nearby public car parks, including Salt Lane, Grove St and Cox St. Local permits may also be available, interested parties are advised to satisfy this with the Coventry City Council.

DESCRIPTION

A rare opportunity to acquire a prominently located, Grade II Listed Georgian building with full vacant possession. 4-6 Hay Lane provides accommodation across 4 floors, with basement and ground floor comprising a former Bistro which benefits from use class A3, the ground floor offers a small enclosed yard at the rear of

the property, suitable for storage of pavement tables and chairs. Upper floors offer a range of open plan and individual office suites. The ground floor unit is self contained with WC facilities, whilst upper floors have a communal WC based on the first floor.

The property benefits from retained period features, such as a marble fireplace and sash windows.

EPC

The property has an EPC rating of D.

VAT

VAT is to be applied to all costs, unless stated otherwise.

ACCOMMODATION (NIA)

AREA	Sq M	Sq Ft
Basement	100.73	1,084
Ground Floor	97.26	1,047
First Floor	92.16	992
Second Floor	107.12	1,153
Total	397.27	4,276

GUIDE PRICE/ OFFERS

Unconditional offers are invited in excess of £850,000, to be sent to the contact details provided. A security deposit is to be taken on acceptance of an offer.

SERVICES

We understand that the property benefits from mains water, gas central heating, a new boiler system, electricity and drainage.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

RATES

We understand the rateable value of each floor as of April 2017 to be:

Ground Floor - £18,750

First Floor - £7,300

Second Floor - £5,900

We do however advise all interested parties to satisfy this with the local authority (Coventry City Council).

VIEWING

Viewing appointments available on request, strictly by prior arrangement with Bruton Knowles on the contact details provided.

Dorian Wragg - Partner

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Phoebe Harmer - Property Assistant

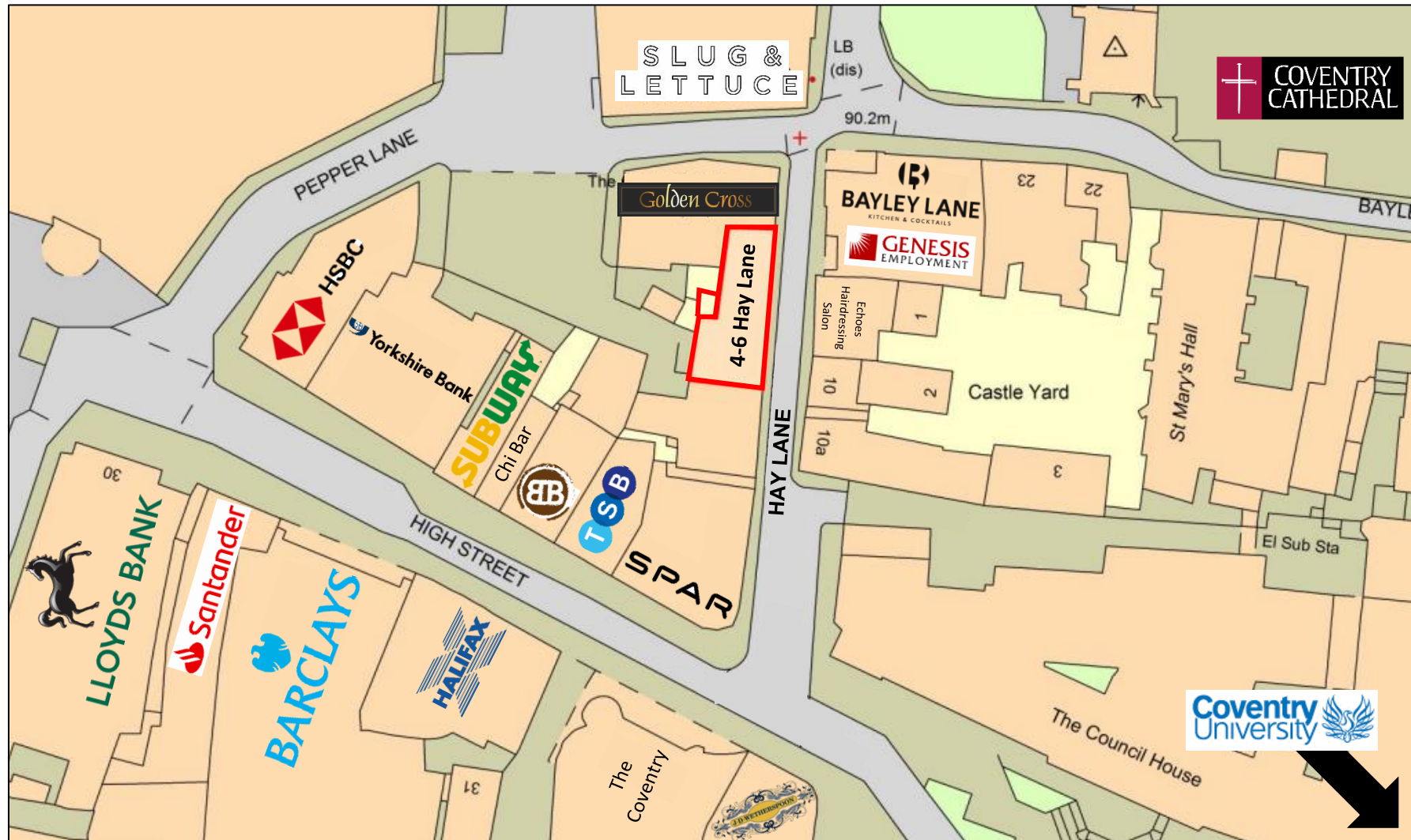
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