

ehB Reeves
commercial property experts

For Sale

Freehold with Vacant Possession

Former MOT/ Tyre and Exhaust Centre plus Workshop

8,941 sq. ft on 0.54 Acres

182-186 Walsgrave Road, Coventry, West Midlands, CV2 4AX

Accommodation

The property is made up of two separate buildings. Fronting Walsgrave Road is a former MOT and tyre and exhaust centre. The building is of traditional stell portal frame construction with brick and profile cladding elevations as well as four roller shutter doors. Internally the accommodation offers ample space for work bays/ ramps as well as a reception and office accommodation which have recently had new LED lighting and suspended ceilings installed.

To the rear of the site is a separate former engineering workshop. This building has brick elevations and a steel truss roof with corrugated asbestos sheet covering and two roller shutter door to the front elevation. The eaves height is 5.2m (17ft)

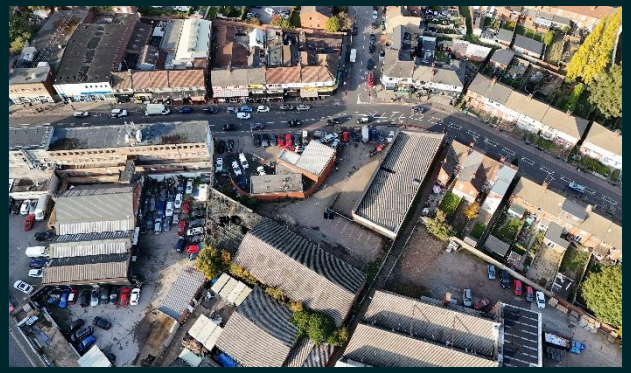
The overall site area is approximately 0.54 acres and the site benefits from two access points from Walsgrave Road as well as an extensive yard and parking area.

The following accommodation provided is measured on a gross internal basis:

MOT and Repair Centre: **4,431 sq. ft** (411.7 sq. m)

Rear Workshop: **4,510 sq. ft** (419.0 sq. m)

Total **8,941 sq.ft** (788.8 sq.m)





Location

The property is located on the Walsgrave Road (A4600) approximately one mile to the east of Coventry City Centre. Walsgrave Road is one of the principal arterial routes from the city centre out to junction 2 of the M6 / M69 motorways. The property therefore located on an extremely busy road with excellent visibility. The surrounding area includes multiple retail users including Tesco Express a long with a high density of residential accommodation in the surrounding areas of Middle Stoke and Wyken.



SAT NAV: CV2 4AX /// **patio.plans.system**

Tenure

The property is for sale freehold with vacant posession.

Services

Mains electricity, water and drainage are connected to the property with the exception of gas which has been disconnected.

EPC

Front Unit: G 495

Rear Unit: G 254

Planning

Class E, B2 and B8.

Price

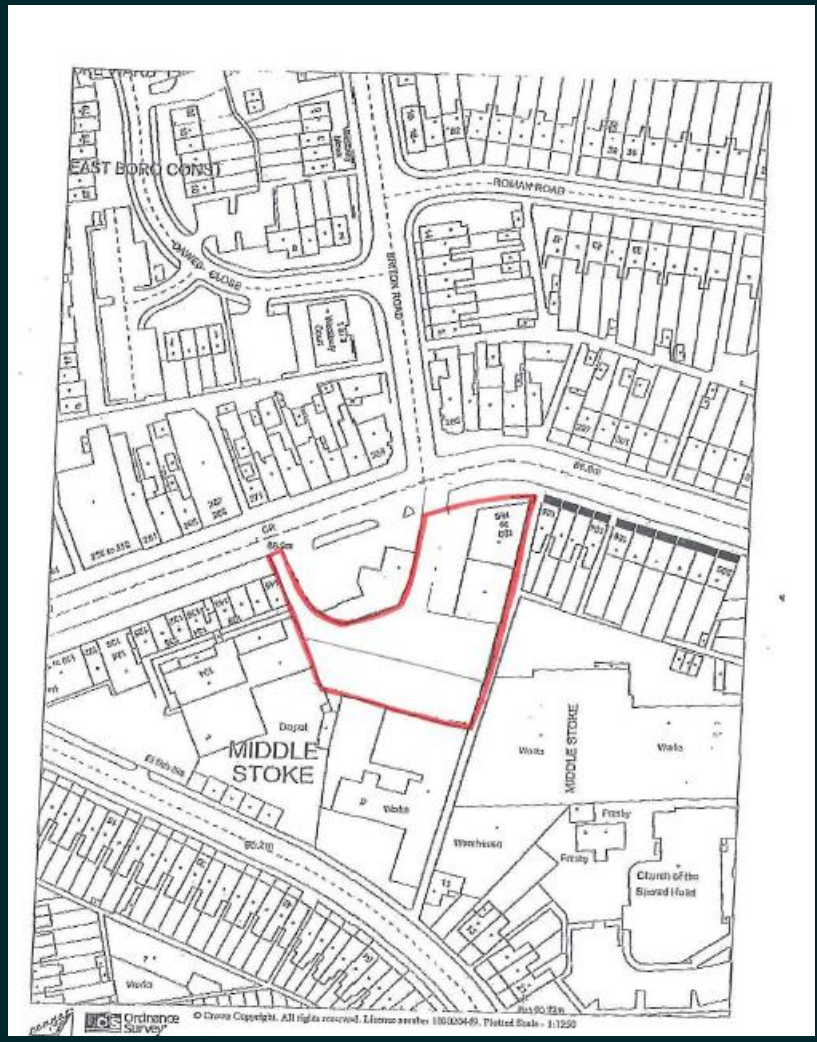
£950,000

Rates

The rateable value for the current year is £92,500.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction.





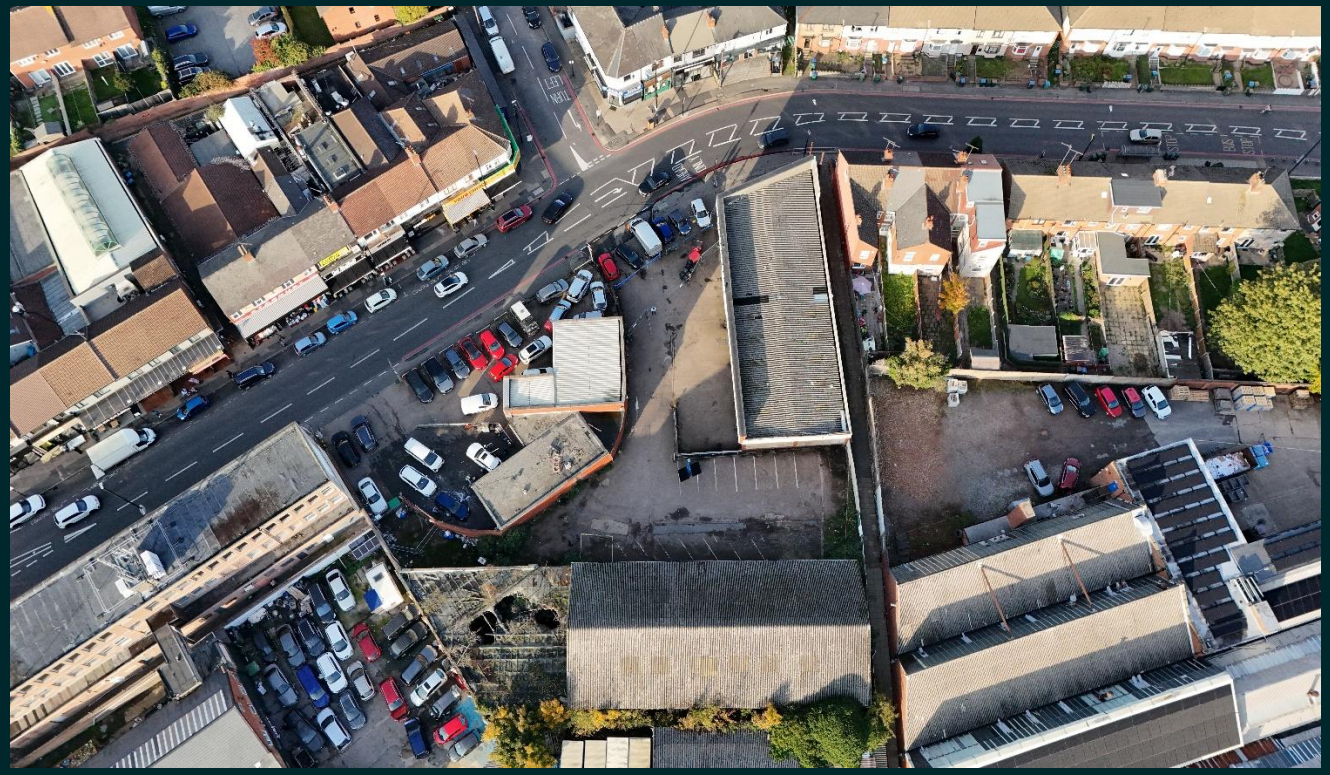




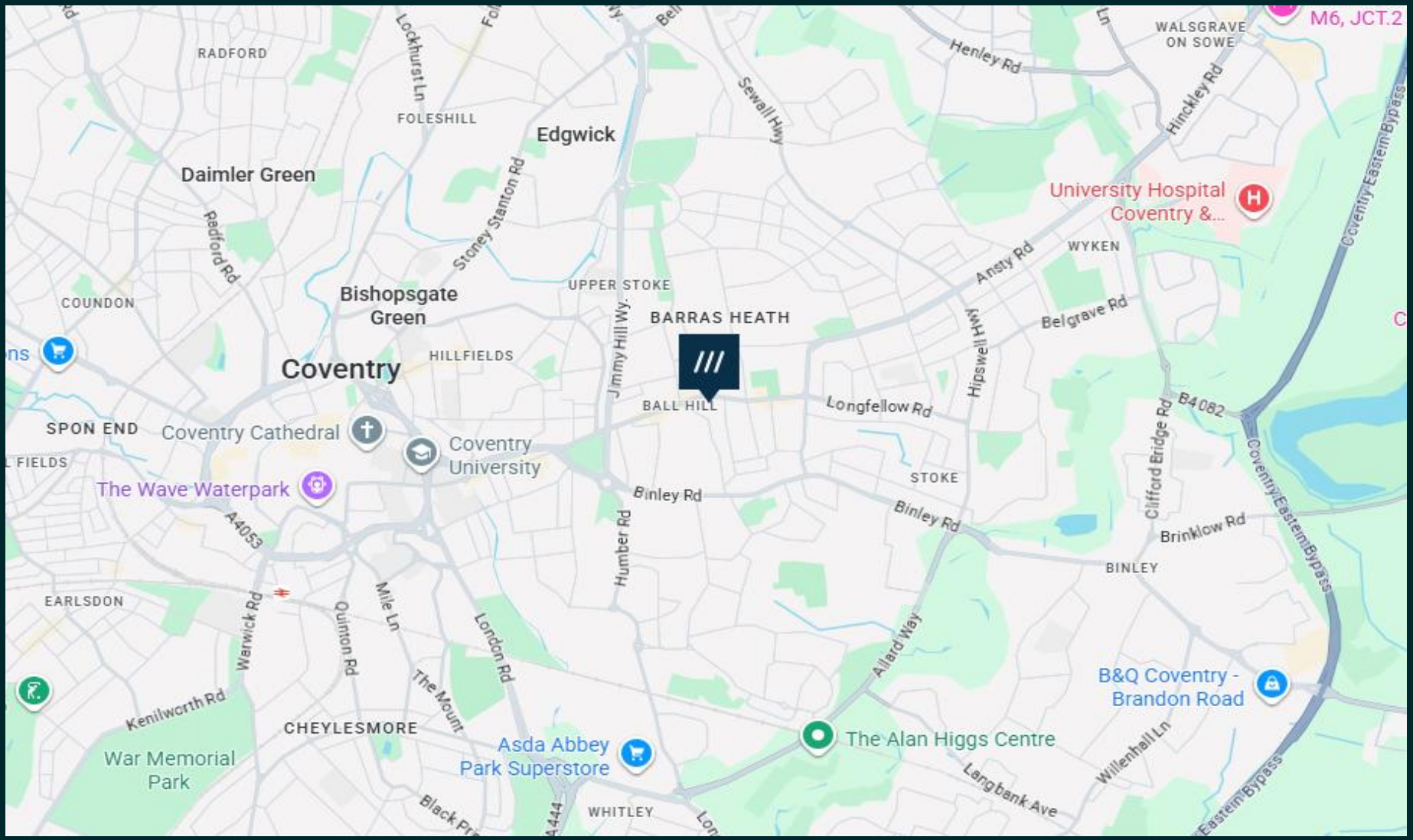












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