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VIEW ONLINE

OFFICE/DEVELOPMENT OPPORTUNITY

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141 ALBANY ROAD, COVENTRY, CV5 6ND

For Sale: Offers in the region of £500,000 4,290 sq ft (398.55 sq m)

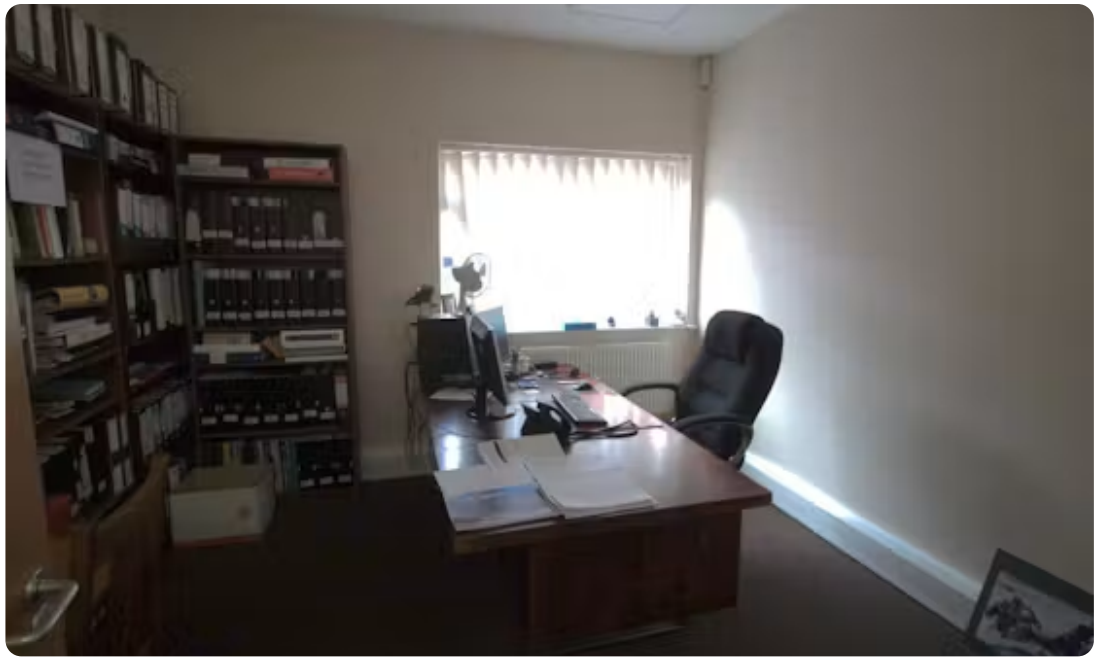
Description

141 Albany Road presents a rare opportunity to acquire a substantial and well positioned property in the heart of Coventry's highly regarded Earlsdon district.

Offering strong kerb appeal, the property delivers both character and versatility, making it suitable for a wide range of uses.

The building provides generous internal accommodation with excellent scope for reconfiguration, enhancement or conversion (subject to the necessary consents).

Its layout and scale make it particularly attractive for multi let arrangements, professional rentals, or redevelopment opportunities, benefiting from the consistently high demand associated with the CV5 area.



Summary

- Prominent location
- Excellent transport links
- Unique interior layout
- Ample parking
- Current use class E
- May be suitable for other uses or development subject to obtaining necessary planning consent.

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Property Location

Location

141 Albany Road holds s a prominent position within Earlsdon, one of Coventry's most established and sought-after residential and commercial districts.

The property benefits from excellent connectivity, with Albany Road forming a key route linking Earlsdon to Coventry City Centre and the wider transport network.

The location offers immediate access to a wide range of local amenities along Earlsdon High Street, including cafés, restaurants, independent retailers and essential services, all of which contribute to the area's strong and sustained occupier demand.

The property is also well supported by nearby parks, reputable schools and community facilities, reinforcing its appeal to professionals and families.

Coventry Train Station is within close proximity, providing direct rail services to major regional and national destinations, while comprehensive bus links further enhance accessibility. With its strong local infrastructure, high footfall and proven long-term desirability, the location represents a robust and dependable setting for both occupation and investment.

Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.

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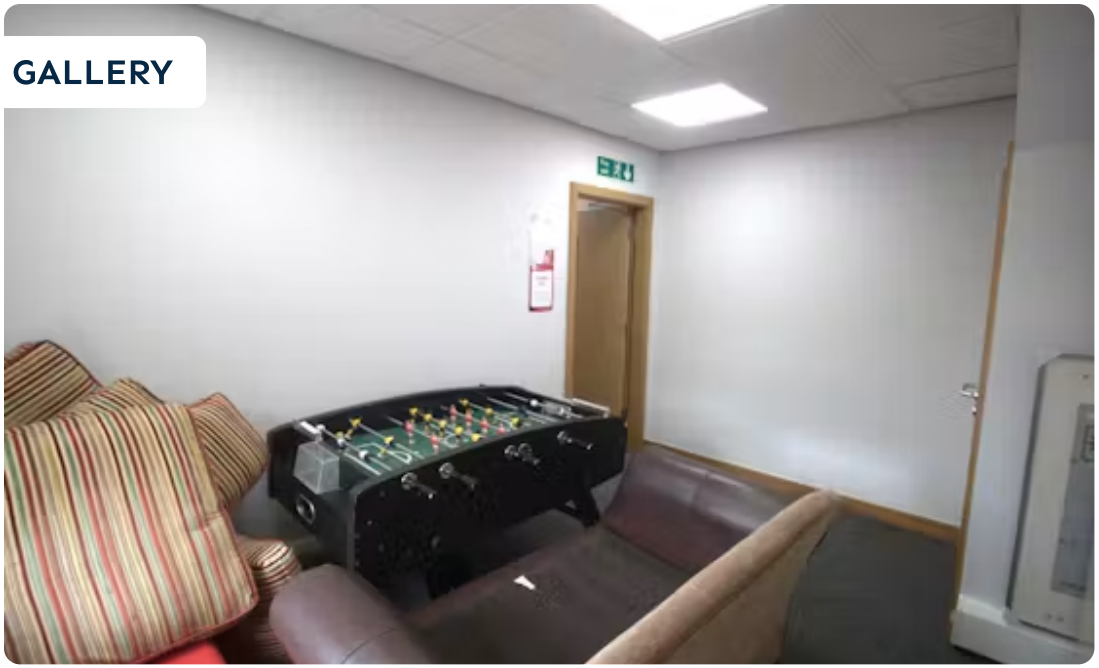
GALLERY



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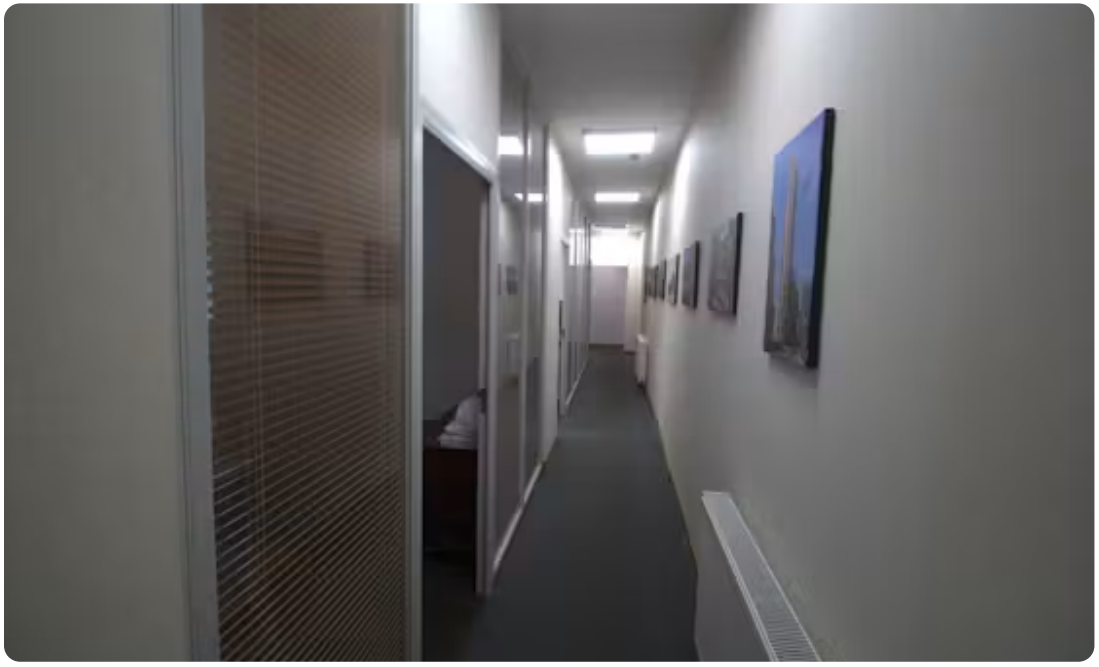

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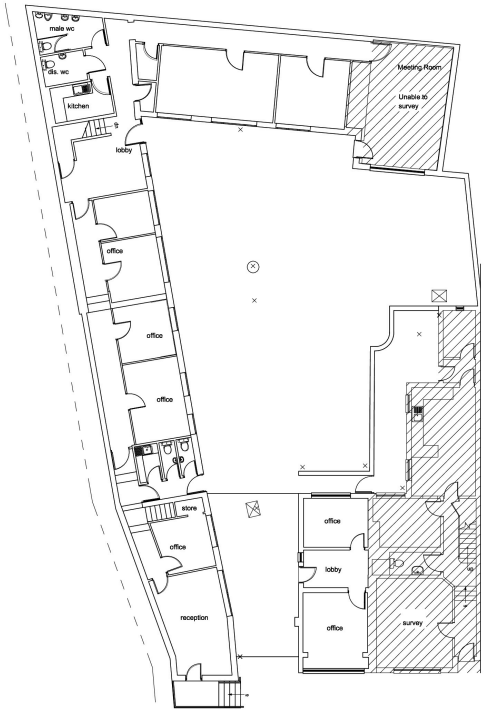
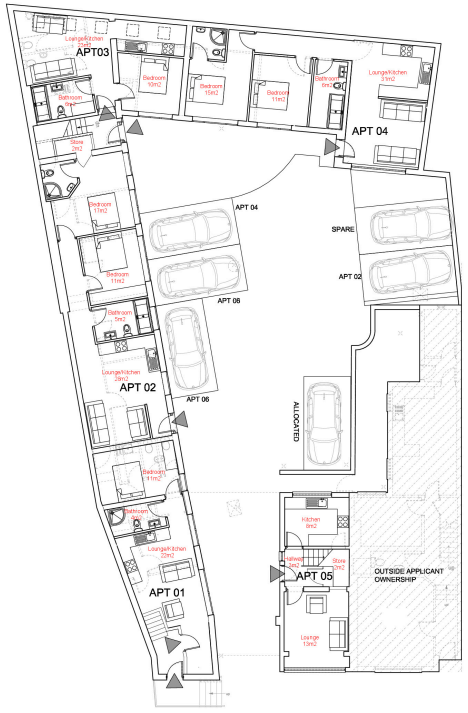


Existing Ground Floor Plan

SCALE 1:100



Proposed Ground Floor Plan

SCALE 1:100

INTERNAL APARTMENT AREA TOTALS:

APT 01	37M²
APT 02	63m²
APT 03	39m²
APT 04	63m²
APT 05	26m² (GROUND FLOOR AREA)

GENERAL NOTES

Rev	Description	By	Chkd	Date
P01	ISSUED FOR APPROVAL	KBB	DJR	14/02/24

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Email: general@bridgespound.co.uk

Client: Bridges Pound

Project: 141 Albany Road

Title: Ground Floor Plans

Drawing Status: FOR APPROVAL

Date: FEB 2024 | Drawn: KBB | Chkd: DJR

Scale: 1:100 | A1 | BPL Ref: M2636

Project	Originator - Zone - Level - Type - Discipline - Number	Rev
M2636	BPL-ZZ-GR-DR-S-0100	P01

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TITLE NUMBERS & TENURE

The property is held freehold under three titles as follows : - WM373074 - WK29645 - Wk29643

OFFERS

Offers are invited for the freehold interest in the region of £500,000.

PLANNING

The property is currently used under use class E, but may be suitable for other uses subject to planning.

LEGAL FEES

Each party to bear their own costs

VAT

To be confirmed

BUSINESS RATES

Current rateable value (1 April 2023 - Present) is £22,250.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT

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