

Coventry

216 Foleshill Road West Midlands CV1 4JH

- **Freehold Former Doctor's Surgery**
- Situated on busy Foleshill Road, less than a mile from city centre
- Potential for alternative uses subject to obtaining all necessary consents
- Comprises 1,290 sq ft of accommodation

Vacant Possession

On the Instructions of NHS
Property Services Limited



Tenure

Freehold.

Location

Coventry is the tenth largest city in England with a population of over 320,000. Over one million people live within a 30 minute drive and six million within a one hour drive. It has excellent transport links to the UK motorway network and the national railway network with London Euston having a fastest journey time of 58 minutes. The property is situated at the junction of Foleshill Road and George Eliot Road. The property forms the end unit of a parade of shops serving the surrounding residential properties. Occupiers close by include Kwik Fit, Magnet, a newsagent and local traders.

Description

The property is arranged on ground, first and attic floors and we understand was previously used as a ground floor surgery with ancillary accommodation above. The upper floors have the potential to be self-contained and conversion to residential, subject to obtaining all necessary consents.

The property provides the following accommodation:

Ground Floor	51.6 sq m	(555 sq ft)
First Floor	50.7 sq m	(546 sq ft)
Attic Floor	17.6 sq m	(189 sq ft)
Total	119.9 sq m	(1,290 sq ft)

Tenancy

The property is to be offered Vacant.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 98 Band D (Copy available on website).

