

FOR SALE (MAY LET)

**FREEHOLD FORMER CHURCH PREMISES SUITABLE FOR
A VARIETY OF USES (STPP)**

Stoke United Reformed Church, Harefield Road, COVENTRY CV2 4BT



5,770 SQ FT (536 SQ M) GIA on approx. 0.34 acres

- Expansive former church premises suitable for a variety of uses or development (STPP)
- Attractive façade amongst a number of original features
- Excellent yard and parking area to the rear of the site
- Close to a range of residential and commercial occupiers

Location

The property is located approximately 1.5 miles to the east of Coventry City Centre just off the A4600 Walsgrave Road. The area is predominantly residential although along Walsgrave Road there is a considerable retail offering. It also acts as one of the main arterial routes from the city centre.

Neighbouring the subject is the Sacred Heart Catholic Church and adjacent to that a limited amount of industrial and office premises.

Specifically the property is located on the western side of Harefield Road which runs from north to south from Walsgrave Road to Binley Road.

Description

The building offers an attractive brick built former church building primarily under a series of pitched tiled roofs. The building frontage offers a prominent stepped façade complete with a centre feature window and a small bell tower.

Internally the property is arranged in a number of sections complicit with its previous use. The property is in need of refurbishment but could lend itself to a variety of uses.

Externally, the property benefits from a good size surfaced yard/parking area. The site as a whole occupies approximately 0.34 acres of which approximately 0.19 acres is occupied by the buildings.

Accommodation

	sq m	sq ft
Church Building	448	4,827
Rear Building	88	942
Total:	536	5,769

*please note, at the time of marketing, the measurements have not been confirmed by Holt Commercial.

Price

The freehold interest of the property is available at £625,000.

Offers to lease the property will also be considered for a term of years to be agreed.

Quoting rent: £42,500 per annum.

Planning

We understand that the building currently falls under class D1 of the Use Class Order.

Energy Rating

Due to the buildings existing Use, there is no EPC currently available.

Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

Rateable Value

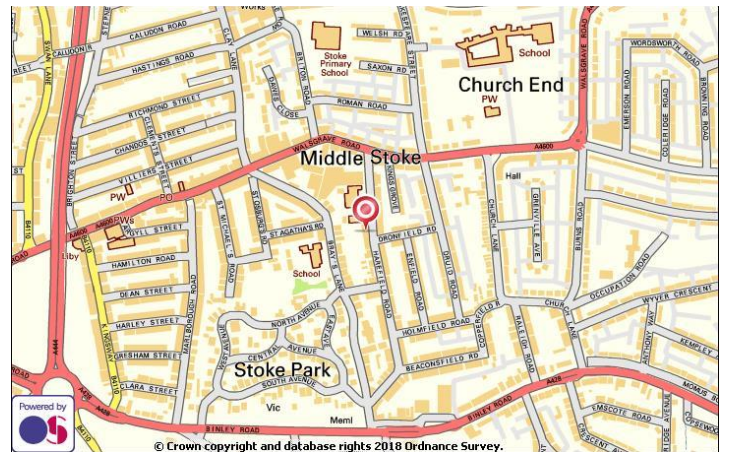
Due to the existing Use, the building is not currently rated. Depending on future Use, it will therefore need to be re-assessed.

Viewing

Strictly by appointment with the sole agent:

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HOLT COURT
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