



Oxendon Way, Coventry, CV3 2GR

£180,000

- Freehold with vacant possession
- Established Trading location
- Attractive for investors or owner occupiers
- 801ft² Approx

Location

The property is prominently situated within an established commercial parade serving the surrounding residential catchment area. The location benefits from good levels of pedestrian and vehicular passing traffic, with nearby on-street parking and regular public transport links providing convenient access for customers and staff. The surrounding road network offers straightforward connectivity to the wider town centre and regional routes, enhancing the property's accessibility and commercial appeal. The combination of a strong local customer base and established neighbouring occupiers makes this an attractive trading position for a variety of retail and service-based businesses.

Description

The property comprises a ground floor retail premises constructed in traditional construction beneath a pitched roof, offered freehold and with vacant possession. The accommodation provides a versatile commercial unit suitable for owner-occupiers or investors seeking a readily lettable retail asset. Internally, the premises is arranged to provide a predominantly open plan area to the front with a glazed shop frontage offering excellent natural light and display potential. To the rear, ancillary accommodation is provided which may be utilised for storage, office space, staff facilities or additional operational use, depending on requirements. The property offers flexibility for a range of commercial uses (subject to planning consent), including retail, professional services, health & beauty, convenience retail or café-style operators. The vacant possession provides an incoming purchaser with immediate occupation or letting potential.

Business Rates

It is our understanding that this property is exempt from business rates.

EPC

EPC: TBC

Tenure

This property is: Freehold

Legal Costs

Each party will be responsible for their own legal costs.

Viewings

To arrange a viewing please contact the commercial Team on commercial@loveitts.co.uk or 024 7622 8111 (Option 2)

Important Information

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

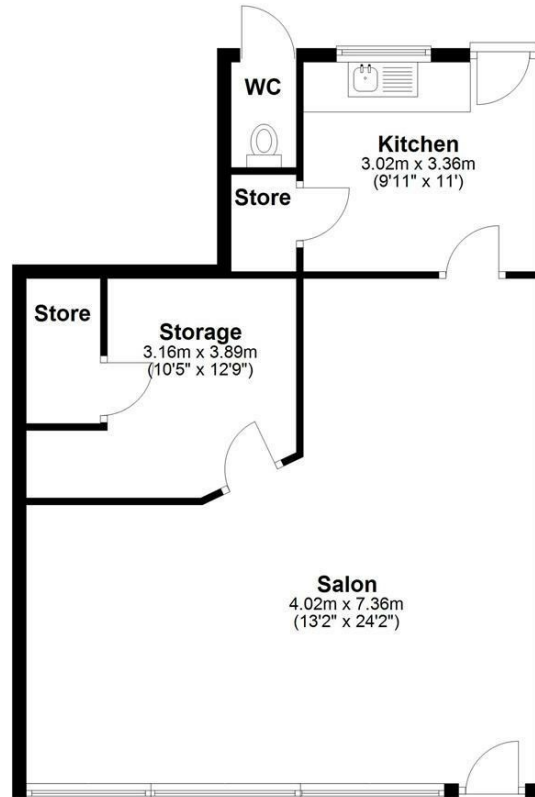
VAT: The VAT position relating to the property may change without notice.



Plan

Ground Floor

Approx. 67.3 sq. metres (724.7 sq. feet)



Total area: approx. 67.3 sq. metres (724.7 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.