



RETAIL INVESTMENT OPPORTUNITY

76-68 BINLEY ROAD, COVENTRY, CV3 1FQ

- Leased to a well regarded & established Funeral Directors
- Tenant/Business Unaffected
- Longer term development opportunity
- Rear car parking area
- Low capital value of £65 / sq ft

GUIDE PRICE - £250,000 | 3,828 sq ft (355.83 sq m)

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LOCATION

The premises is situated on the A428 Binley Road which is a prominent arterial route situated to the east of Coventry City Centre providing a key link between the city and the A46 eastern bypass. The road forms part of the major commuter and commercial corridor with excellent connections to the M6, M69 and M1 motorways via the A46.

76-78 Binley Road is an attractive location for a range of commercial occupiers with the areas benefitting from high visibility and consistent footfall. The surrounding areas is of mixed-use commercial/residential with other local businesses independent retailers, take-aways and service providers.

DESCRIPTION

The property is of brick constructions under a pitched slate roof. There is an extension of composite construction to the rear of the premises. The premises comprises a basement, ground & first floor and second floor attic room and is currently occupied by Funeral Partners Limited. There is a rear car parking area also utilised by the Funeral Directors. We consider there is longer term development opportunities.

ACCOMMODATION

The accommodation comprises:

76-78 Binley Road	Sq ft	Sq m
Ground floor	2,284	212.28
First floor	1,230	114.34
Second floor - Attic Room	314	29.21
Total NIA	3,828	355.83

SERVICES

We understand that the property is connected to mains water, electricity and sewerage. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

The current Rateable Value for the property is £13,500.

LEASE & RENTAL TERMS

The property is offered for sale with a price guide of £250,000, subject to the occupational lease (business will be unaffected). The property is let to LM Funerals Limited with a passing rent of £15,000 per annum and the car park being let to the same on a separate lease at a rent of £500 per annum. Copies of the leases will be made available to verified applicants on a confidential basis.

EPC

The property has an EPC rating of C.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated 14th October 2025

VAT

It is understood that VAT is not applicable.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

LEGAL COSTS

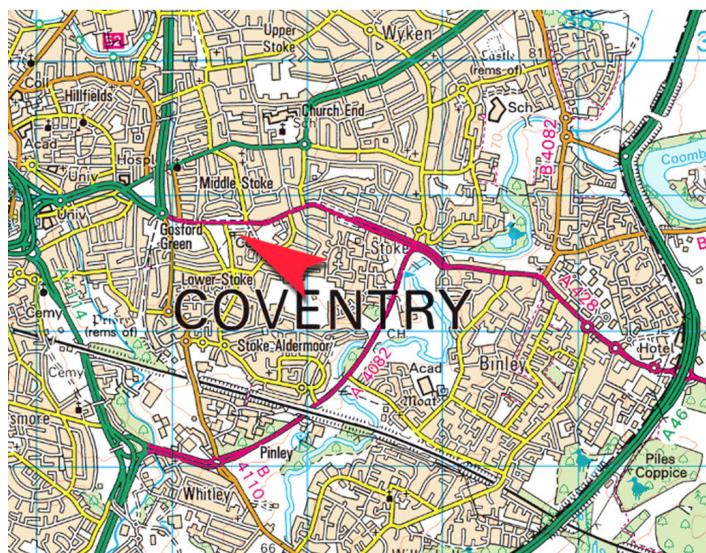
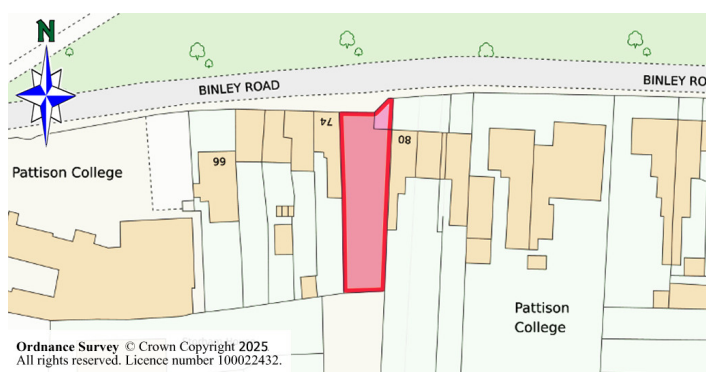
Each party is to be responsible for their own legal cost incurred in documentation the sale.

VIEWING AND FURTHER INFORMATION

Viewings to be arranged by prior appointment. For further information or to arrange a viewing please contact:

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