

FOR SALE

107 MOSELEY AVENUE
COVENTRY, CV6 1HR



FREEHOLD WITH DEVELOPMENT POTENTIAL
4,190 sq ft (389.26 sq m) (Approx. Total Net Internal Area)

- Former Dentist Practice with DEVELOPMENT POTENTIAL
- Offers in the region of £600,000
- Suitable for conversion or similar existing uses

LOCATION

The property is prominently situated on Moseley Avenue in the Coundon area of Coventry, approximately 1.5 miles northwest of Coventry city centre. Moseley Avenue is an arterial route through the city. The surrounding area is primarily residential with a number of local shops, schools, and amenities nearby.

The location benefits from good road connections, with easy access to the A45 and A444, leading to the M6 and M42 motorways.

Coventry railway station is approximately 2 miles away, offering direct services to Birmingham, London, and beyond.

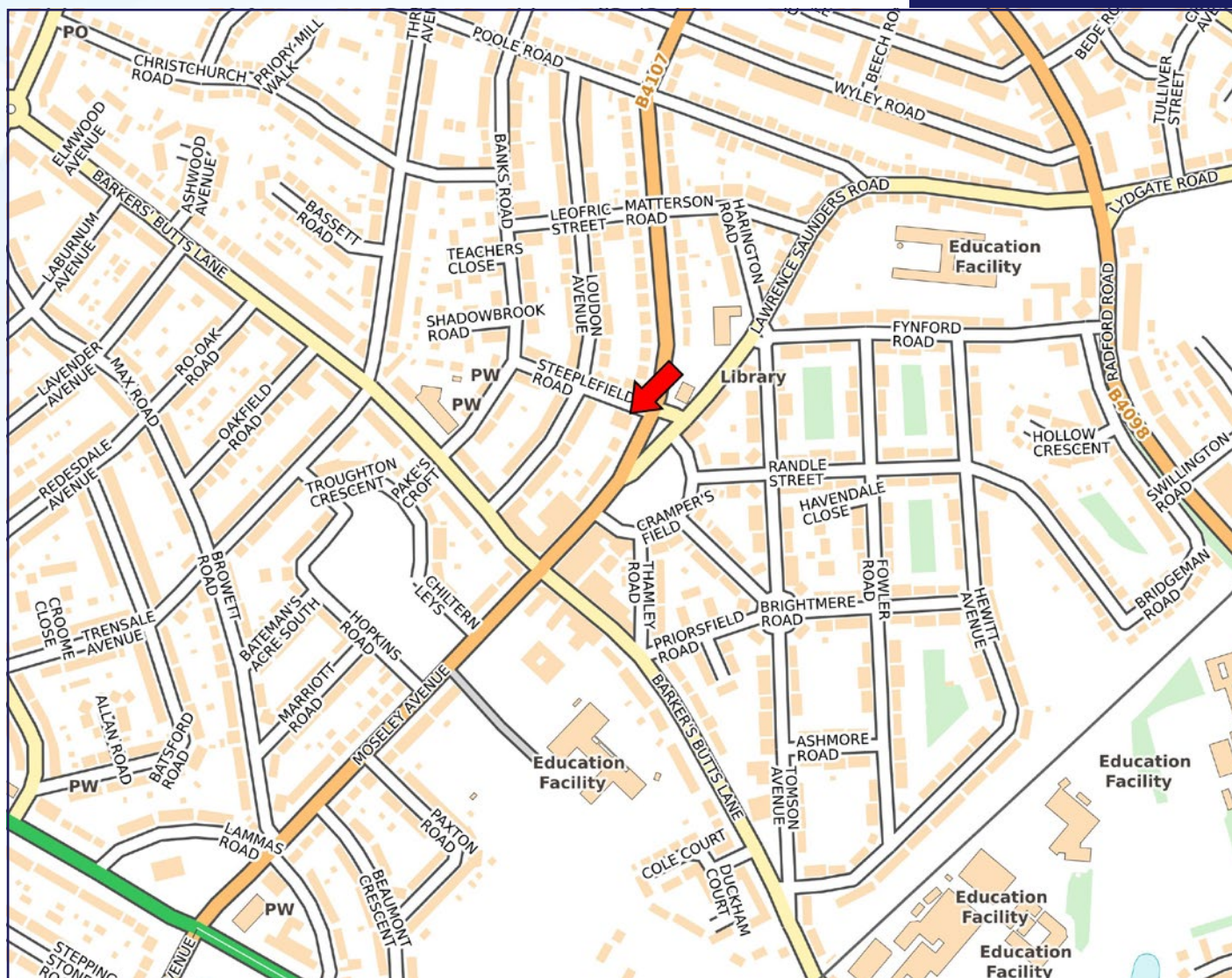
DESCRIPTION

The property comprises a substantial detached three-storey building of traditional brick construction beneath a pitched tiled roof. The building provides a mix of open-plan and cellular accommodation over ground, first and second floors and has previously been used for a dentist practice.

The property may be suitable for conversion to alternative uses, including residential (subject to planning).

Externally, there is on-site parking to the front and side of the property.

POSTCODE: CV6 1HR



ACCOMMODATION

The property provides the following approximate net internal floor areas:

	SQ M	SQ FT
Ground Floor	258.08	2,778
First Floor	113.99	1,227
Second Floor	17.19	185
TOTAL Approx. Gross Internal Area	389.26	4,190

TENURE

The property is available freehold with vacant possession.

PRICE

Offers in the region of £600,000 are invited for the freehold interest.

BUSINESS RATES

The property is listed as Surgery and Premises.

Rateable Value (2023 List): £28,000.

Interested parties are advised to make their own enquiries with Coventry City Council to confirm rates payable.



PLANNING

We understand the property benefits from existing consent under Use Class E (Commercial, Business and Service). The building may also offer potential for residential conversion or redevelopment, subject to obtaining the necessary planning permissions.

All interested parties are advised to make their own enquiries with the local planning authority.

VAT

All figures quoted are exclusive of VAT. We understand that VAT is not currently applicable to the sale, but this should be confirmed by prospective purchasers.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of D (87).

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G008107 Date: 08/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

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