

**PROMINENT ROADSIDE OPPORTUNITY****EASTERN BYPASS (A46), BINLEY WOODS, COVENTRY, WARWICKSHIRE, CV3 2ZZ****KEY POINTS**

- **Frontage to A46**
- **Site area 0.49 acres**
- **New build drive-thru if required**
- **Existing A3 consent**
- **Suitable for A1-A5 subject to planning**

**LOCATION**

Highly prominent location on the southbound carriageway of the A46 East Coventry bypass which forms part of the Coventry ring road, Situated upon roadside services and located adjacent to a Texaco petrol filling station. Please click on the link below for the location map

<http://www.multimap.com/s/S97Aair2>

**DESCRIPTION**

The existing unit provides a unit of approximately 2,411 sq ft (224 sq m) and 35 car parking spaces. Purpose built roadside restaurant of brick construction with tile roof but this space has been subject to extensive fire damage – further details on request.

**REDEVELOPMENT**

The landlords will consider building a drive-thru facility, if required, subject to planning and amended lease terms.

**LEASE TERMS**

A new effective full repairing and insuring lease for a minimum term of 10 years subject to a rent review mechanism to be negotiated.

**RENT**

The rent on the existing building will commence at £15,000 per annum exclusive.

**RATES**

The building has been de-listed – further details on request.



Picture taken 2006

**LONG LEASEHOLD**

Alternatively, our clients will consider a sale of their Long Leasehold interest expiring in 2079 with offers invited in the region of £150,000 (plus VAT)

**TIMING**

The unit is currently vacant and therefore access can be granted upon completion of the relevant legal formalities. **A non refundable deposit of £5,000 will be required by the landlord before legal documentation is despatched with an exchange of contracts required within 28 days - further details upon request.**

**VIEWING**

Viewing can be arranged via sole agents:

Ashwell Rogers

David England

[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

020 7758 3284

**SUBJECT TO CONTRACT**

January 2012

**COMMERCIAL LEASE CODE OF PRACTICE**

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

