



# FOR SALE

**38-40 Hill Street,  
Coventry, CV1 4AN  
Guide Price: £200,000**

- Three storey mid terraced commercial property
- With Vacant Possession - Previous Use as Hair Salon
- Prime location in Coventry City centre
- NIA: 115 sq m (1,238 sq ft)

**VIEWING:** By appointment with George and Company Surveyors on **01788 554455**.

**George and Company (Surveyors) Limited**  
62 Regent Street, Rugby, Warwickshire, CV21 2PS

**Tel:** 01788 554455  
**Email:** [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)  
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Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS

## Location

Hill Street is located off Corporation Street in Coventry City centre. The area contains a mix of commercial and residential uses and is near the Belgrade Theatre. Public car parks are also nearby

## Description

The building has most recently been used as offices and training space. With accommodation over 3 floors the versatile space would suit various uses, subject to planning.

## Accommodation

The accommodation briefly comprises:-

Ground Floor:	38.3 sq m	412 sq ft
First Floor	50.7 sq m	546 sq ft
Second Floor	26.0 sq m	280 sq ft

## Services

We understand that all mains services are available to the premises.

*George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.*

## Energy Performance Certificate

An Energy Performance Certificate has been applied for and a copy of the report will be available on request.

## Business Rates

The rateable value in the 2023 Rating List is £8,400.

## Planning

We understand that the premises have planning permission for Class E Retail Use.

## Tenure

We understand that the property is available Freehold.

## Guide Price

The property is offered for sale at a Guide Price of £200,000.

## Legal Costs

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

## Value Added Tax

The seller reserves the right to charge VAT if so elected.

## Viewing

Strictly and only by prior arrangement through the sole agents:

### George and Company (Surveyors) Ltd

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Rugby CV21 2PS

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Email: [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)

