



## 42 Daventry Road, Coventry, CV3 5DP

£32,500 Per annum



- Ground floor commercial premises to let at 42 Daventry Road, Coventry
- Currently laid out and previously used as a hair salon
- To be let vacant with no fixtures, fittings or equipment included
- Rent: £32,500 per annum exclusive (ground floor only)
- Falls under Use Class E (suitable for a variety of uses STPP)
- Approx. 68.2 sq m (734.6 sq ft) ground floor accommodation
- EPC Rating: C
- Option to take the entire premises including a large three-bedroom first floor flat at £45,000 per annum

A rare opportunity to secure a Use Class E commercial premises with the option to take a substantial three-bedroom flat above, creating an ideal setup for an owner-operator, a live/work arrangement, or a party looking to take the whole building and manage the accommodation element separately, subject to the final lease terms.

The property is situated in the favoured Styvechale area of Coventry, just off Leamington Road, forming part of a busy suburban parade of shops which includes a Premier supermarket, benefiting from an established local catchment and day-to-day trade.

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