



## 1B St. Lawrence's Road, Coventry, CV6 7AE

Price £269,995



- Freehold commercial opportunity
- Approx. 1,948 sq ft (180.98 sq m) arranged over ground & first floor.
- Ground floor includes 5 offices, goods-in/loading bay, store, kitchen and WC.
- On-site parking plus no on-street parking restrictions.
- Asking price: £269,995
- Traditional brick construction with pitched tiled roofs plus large single-storey rear extension.
- First floor provides a large open-plan office, kitchenette, two WCs, and access to flat roof area.
- Excellent access to Foleshill Road, Jimmy Hill Way, M6 J3 and Coventry city centre.

Freehold Commercial Property with Development Potential

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Tutis Estates are pleased to bring to market this substantial freehold commercial property, formerly known as The Old Bakery, offering a rare



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